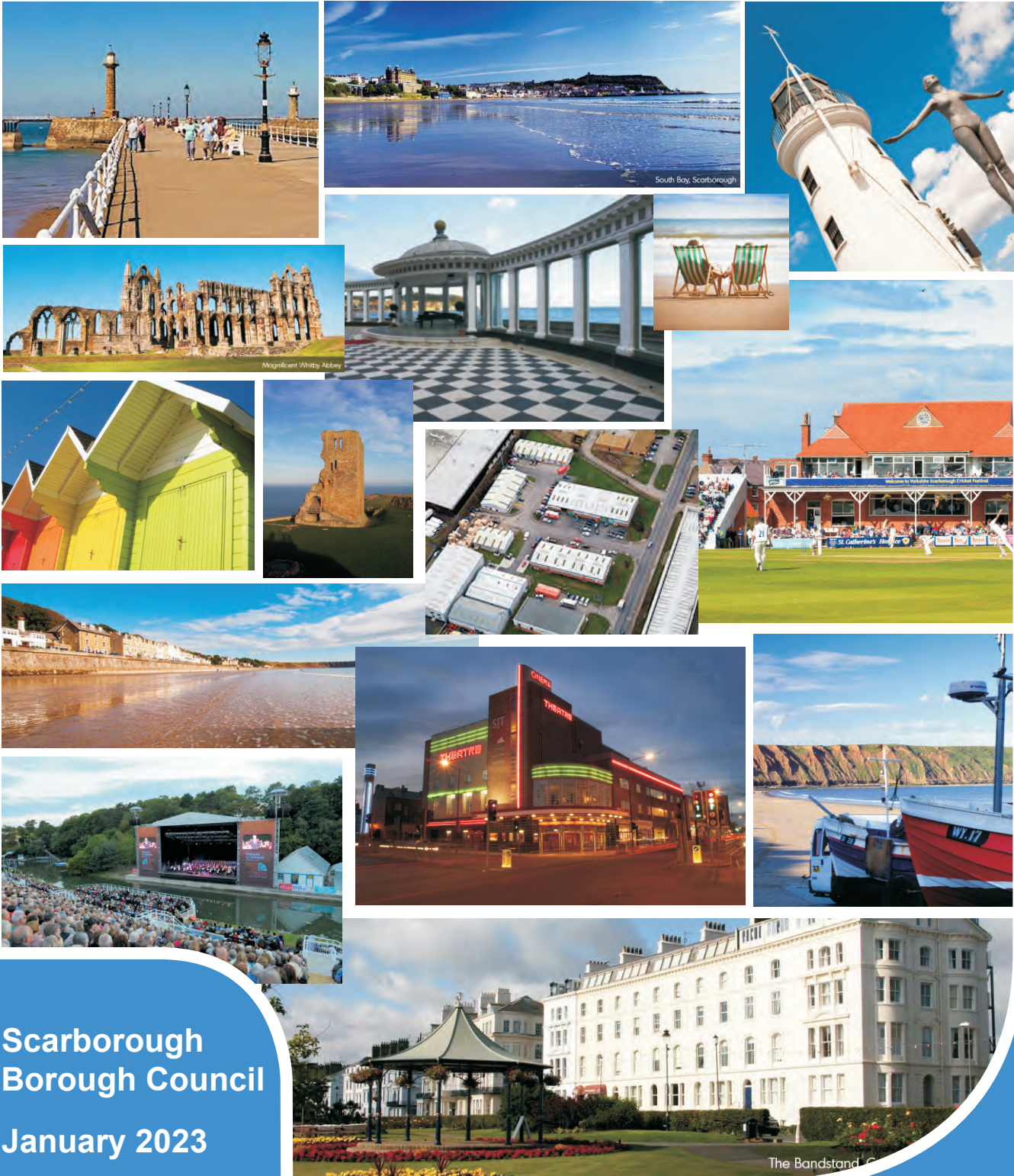


# Scarborough Borough Local Plan Review Draft Consultation



## Housing Allocations Supporting Information



Scarborough  
Borough Council  
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This paper has been prepared to provide an updated position in terms of housing delivery in Scarborough Borough and gives supporting evidence in the Draft Local Plan consultation. This document should be read alongside the Draft Local Plan document.

### Housing Requirement

The overall ambition for housing delivery is set out in the Local Plan. The current Local Plan set a target of achieving the delivery of 450 dwellings per annum (dpa) which was a step up from the previous plan target of 366 dpa. This target was derived from an Objective Assessment of Housing Need, which took into account population growth, household size, employment projections and other matters.

Since the previous Local Plan was adopted, the Government has released the 'Standard Method' for calculating a Local Authorities Local Housing Number. The formula that has been set out results in a figure of circa 175 dpa for Scarborough Borough. This is a significant reduction from the current 450 dpa and would have significant implications on the delivery of affordable dwellings, however this is a minimum requirement and Local Plans can go above this number if evidence supports this.

To evidence the level of housing the reviewed Local Plan should aim to deliver, an updated Strategic Housing Market Assessment (SHMA) was commissioned. The full SHMA report can be viewed here:

<https://www.scarborough.gov.uk/planning/planning-policy/local-plan/local-plan-background-information/shma>

To establish the latest position in terms of housing need both for affordable housing and overall need, the SHMA considered the local housing market, future jobs growth and demographic projections to establish the outcomes.

The SHMA concluded that there is a need for 354 dwellings to be delivered annually over the period 2022-38. This equates to 5664 dwellings over the period 2022-2038. For the purposes of calculating a figure for the Local Plan the period is 2023-2040, which when factoring in a further two additional years, results in a target of 6018 dwellings.

### Housing Supply

The number established above of 6018 homes over the new plan period needs to be viewed in the context of remaining allocations, extant permissions and other known sources of housing. By establishing the current level of homes available this will inform the number of sites that need to be allocated to make up any perceived shortfall or to provide flexibility in the housing market.

The majority of allocations from the 2017 Local Plan have progressed, many to full or partial completion and others to either planning application or pre-application stage. A small number have shown little or no progress and need to be re-assessed to determine if they should remain as allocations.

These are primarily limited to small brownfield sites located within the development limits of the towns of Scarborough, Whitby and Filey. Cumulatively they only make up circa 80 dwellings (more information follows in the next section). Removing these as allocations would have a very limited effect on overall numbers and would not prevent these sites coming forward in due course with them being within development limits. Taking this into account the current number of dwellings available and predicted to be deliverable by 2040 can be broken down as follows:

- Existing Allocations: 6312 dwellings;

- Current Planning Consents: 1370 dwellings; and
- Known Sources of Housing: 447 dwellings.

In addition to the above sources of housing, the previous Local Plan assumed, and the Planning Inspector accepted that, windfall sites could deliver in the region of 150 homes per annum from Year 4 onwards. This equates to 2100 dwellings and there is no evidence to suggest windfall development will not continue to deliver over the longer term. Over the past 10 years, we have seen the average delivery of 207 windfall dwellings per annum with delivery since adoption (the past 5 years) increasing to 231 dwellings per annum.

When factoring in all of the above sources of housing this results in a potential 10,229 dwellings being available and deliverable over the Local Plan period to 2040.

Although these are high-level figures, this highlights that there is a sufficient supply of housing identified and available to meet the 6018 dwelling housing target. This level of dwellings equates to 170% of the proposed housing target.

#### Extant Housing Allocations

The Local Plan allocated 35 sites across the Borough. Many of these have completed, commenced, or are expected to commence imminently with either a permission approved or an application currently under consideration. However, there are some sites that have not yet progressed. In order to ensure a flexible supply of housing land throughout the Local Plan period, it is considered necessary to review any allocations that have not come forward. As a result of this, it is proposed to no longer include the sites listed below as allocations, although it is noted they all lie within the defined Development Limits and could come forward at any time during the Local Plan period:

- HA3 – 101 Prospect Mount Road, Scarborough;
- HA20 – Residential Care Home, 1 Larpool Lane, Whitby;
- HA25 – Silver Birches, Station Avenue, Filey.

#### Site Assessment Process

As outlined above in relation to housing supply, it suggests that there is no actual requirement and therefore no immediate pressure to allocate further sites within the Local Plan review. This does not mean that sites will not be allocated; sites are still recommended that 'score' highly in the assessments and could be allocated, as this will provide additional flexibility in the housing land available.

Following the assessment process, there are two sites that have been recommended for allocation within this Draft Local Plan consultation. The two sites are:

- HA36 – Land to the South of Priory Place, Eastfield;
- HA37 – Land at Cayton Low Road, Cayton.

This document now explains the assessment process. All sites that have been submitted have been taken through the same assessment process in order to ensure assessments are fair, robust and fully transparent.

The tables shown on Pages 4-6 summarise the assessments. The methodology follows from Page 9 and the full site assessments begin from Page 30. Comments on the site assessments are welcomed.

Whilst the 'Call for Sites' process remains ongoing, it should be noted that due to the Local Government Reorganisation, the Scarborough Borough Local Plan review will be halted upon the completion of this consultation exercise. It is anticipated a 'Call for Sites' will be undertaken as part of the preparation of the North Yorkshire Local Plan, as such, it may be a more appropriate route to await the formal commencement of that process in submitting additional sites.

More information on the status of the Scarborough Borough Local Plan in the context of Local Government Reorganisation can be found on pages 8-9 in the Draft Scarborough Borough Local Plan Review document itself.











## Local Plan Review Housing Allocation Site Selection Methodology

### Introduction

The purpose of this document is to set out the process by which sites are considered as part of the Local Plan review. The methodology is to be used to assess and compare all sites that form the library of potential housing sites that have been submitted to the Council for inclusion within the Local Plan review. Establishing a methodology at this stage, early in the process, ensures all potential sites can be assessed in a fair, consistent and robust manner and allows all site promoters to understand the assessment prior to submitting a site. A formal call for sites response form has also been prepared and the information provided within these completed forms will form an important basis for assessing sites.

A site assessment methodology was used to assess sites as part of allocations process of the current Local Plan, adopted in July 2017. The Inspectors Report in to the soundness of the Plan concluded that “the approach taken to assessing and selecting sites was thorough, fair and proportionate.” As such, it is not intended to undertake a fundamental revision of the criteria, but more to update and amend to ensure that it satisfies the requirements of the Sustainability Appraisal and also responds to any revisions to policy and guidance in the National Planning Policy Framework and Planning Practice Guidance.

The methodology therefore proposes to retain the three-stage process used previously which comprises a first stage initial assessment to identify major, insurmountable constraints; a second stage detailed assessment of sustainability and site specific constraints; and a third stage assessment of deliverability. This iteration differs from the previous methodology in that it no longer presents a numerical score, instead favouring a positive/neutral/negative assessment. The benefits of this are to allow a more readable final assessment as each individual site assessment will be presented in a more user-friendly style with a consistent approach adopted.

The Council would still welcome comments on this site assessment methodology. Comments should be made via the Draft Local Plan consultation process outlined at <https://scarborough-consult.objective.co.uk/kse/> .

Sites can still be submitted at this stage. Sites can be submitted using the online form available at: <https://www.scarborough.gov.uk/home/planning/planning-policy/local-plan> . However, it should be noted, the new North Yorkshire Council Local Plan will likely be conducting a ‘Call for Sites’ at some point after 1 April 2023.

### Using This Methodology

The methodology will be used in a consistent manner to assess the following sources of sites;

- All sites that have been submitted for consideration as part of the Local Plan review process.
- Sites identified through other sources such as the Council’s Strategic Housing and Employment Land Availability Assessment (SHELAA) or Employment Land Review; and
- Extant housing allocations where development has not yet commenced (or no firm progress to delivery has been established).

In accordance with the requirement of Paragraph 68 of the NPPF which emphasises the important contribution small and medium sized sites can make to meeting the housing requirement of an area,

sites will only be considered where they are capable of delivering 5 or more dwelling houses or exceed 0.15 ha in size.

Where a site is smaller than this threshold, and is adjacent to the edge of a settlement, it can still be submitted separately for consideration for an amendment to the defined development limits. The development limits define the extent of a settlement. Where a site is within the development limits of a settlement, the principle of development is established subject to other relevant Local Plan policies, and where outside the development limits, a site would be considered to be in the open countryside and considered against relevant Local Plan policies.

Site Assessment Template:

Site Ref and Address:		
		Site Area:
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		
2. Designated Biological / Geological Sites		
3. Designated Historic Sites		
4. Coastal Change		
5. Flood Risk		
Stage 2		
6. Brownfield or Greenfield?		
7. Accessibility to Services Score		
8. Accessibility to Recreation Score		
9. Regional and Local Biodiversity		
10. Trees and Hedgerows		
11. Historic Environment		
12. Character of Built Area		
13. Impact on the Landscape		
14. Flood Risk		
15. Agricultural Land		
16. Water Supply and Source Protection Zones		
17. Mineral Resources		
18. School Capacity		
19. Capacity of Utility Providers		
20. Impact on Local Highway Network		
21. Impact on Strategic Highway Network		
22. Land Use Conflicts		
23. Any Other Constraints?		
Stage 3 Deliverability		
24. Land Ownership Constraints		
25. Availability Constraints		
26. Viability		
27. Estimated Timescale for Delivery		
28. Estimated Yield		
Concluding Comments		

## Stage 1

Each site assessment will comprise an initial stage 1 compliance check. This is to ensure sites are in accordance with critical criteria that cannot be mitigated against by any means. Simply put, where a site scores red (or conflicts with one or more of the Stage 1 criteria), it will be considered not suitable for allocation and will be rejected from the site assessment process and will not be allocated in the Local Plan.

### 1. Conformity with Settlement Hierarchy

Is the site well-related to a settlement as identified in the settlement hierarchy?

Yes	No
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This question is to consider whether the allocation of the site would be in accordance with the settlement hierarchy as outlined in current Local Plan Policy SH 1. The current settlement hierarchy is as follows:

- a. Scarborough Urban Area (including Scalby, Newby, Osgodby, Eastfield, Crossgates and Cayton);
- b. Whitby (including Ruswarp);
- c. Filey;
- d. Services Villages: Burniston, East and West Ayton, Hunmanby, Seamer<sup>1</sup>, Sleights<sup>2</sup> and Snainton; and
- e. Rural Villages: All other villages with defined Development Limits<sup>3</sup>.

The scale of the smaller villages and settlements ('Rural Villages' and other hamlets and settlements) is such that they will generally be inappropriate for allocation of housing sites except for small infill sites, wholly affordable developments or mixed private/affordable schemes in line with Policy HC 4 of the Plan and the NPPF that allows a level of private housing to enable a rural exception scheme to come forward.

**Proposed housing sites will be dismissed if they do not lie within or adjacent to Scarborough Urban Area, Whitby, Filey, or the Borough's Service Villages unless they are located within rural villages and there are particular circumstances that would warrant an allocation.**

The term 'adjacent to' relates to sites that are close to existing settlement boundaries. Submitted sites that appear unrelated to existing settlement boundaries, for example, separated by fields or tracts of open countryside are unlikely to be considered appropriate for inclusion.

The commentary should also identify if the site is of a scale that may be appropriate for the settlement it is sited within or is well related to.

Where sites may not be appropriate for allocation they may be suitable for affordable exception schemes. Where this may be the case they would be more appropriately considered through the relevant Rural Exceptions Housing Policy and, if they have merit, taken through the planning application process.

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<sup>1</sup> Including Irton

<sup>2</sup> Including Briggswath and Eskdaleside

<sup>3</sup> Reighton, Speeton, Folkton, Flixton, Muston, Gristhorpe, Lebberston, Wykeham, Ruston, Sawdon, Brompton-by-Sawdon, Cloughton, Sandsend

## 2. Designated Biological / Geological Sites

Is the site within the prescribed distance of any national or international site of biodiversity or geological value; e.g. RAMSAR, SSSI, SAC, SPA, National Nature Reserves?

No

Yes

The European Birds and Habitats Directive and the Conservation of Natural Habitats & Species Regulations set strong levels of protection for a number of designated sites. As such, sites will be excluded if they are wholly within and internationally or nationally designated site including;

- Special Protection Areas (SPA)
- Special Areas of Conservation (SAC)
- RAMSAR sites
- Sites of Special Scientific Interest (SSSI).

The housing assessments identify where any of the following impacts are relevant to any of the above protection areas and if they are of such significance that the site should be dismissed:

1. Increased recreational pressure, particularly if the site is within 5km of a protection designation area. This includes walking / trampling which causes soil compaction and erosion. Walkers with dogs contribute to pressure on sites through nutrient enrichment via dog fouling and also have potential to cause greater disturbance.

2. Impact from major urbanisation (100 plus dwellings) most notably associated with increased fly-tipping and cat predation. Within 5km of designated sites.

3. Increased pollution - Sulphur dioxide and ammonia emissions not relevant as they result from industrial processes & agriculture. 92% of Nitrogen Oxide emissions (NOx) from the sites will be vehicle exhaust emissions. Only consider localised rather than diffuse pollution levels. This is relevant where site is within 200m of a protection designation area.

4. Impact on water levels and quality and other water abstraction impacts (particularly relevant to River Derwent SAC). Sites that lie upstream and drain into the River Derwent could potentially have an impact.

Nationally designated sites are also legally protected under the Wildlife and Countryside Act 1981 (amended) whereby Local Planning Authorities must seek to protect and enhance their conservation. These sites include:

- Sites of Special Scientific Interest (SSSI); and
- National Nature Reserves (NNR).

Development that would adversely affect an SSSI would not normally be permitted, unless the benefits of any proposed development were such that it would outweigh any negative impacts.

It should be determined whether development sites on, adjacent or within close proximity to such national designations have the potential to adversely impact the above NNR's and SSSI's.

**Any proposal that would cause significant negative impact on an international or national designation will be dismissed.**

*Sites located in or around, or that may impact upon regional or local designations or further areas of biodiversity will be covered in a later stage of assessment.*

### 3. Designated Historic Sites

Would the development of the site have an adverse negative impact upon nationally-important archaeology (including Scheduled Monuments) or other high-Grade Designated Heritage Assets or their settings?

No	Yes
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Nationally-designated heritage assets include archaeological remains, Scheduled Monuments, Historic Parks and Gardens and Listed Buildings of any grade and due to their designations means they are of national importance where a presumption should be held in favour of preservation. Archaeological remains and Scheduled Ancient Monuments are protected by the Ancient Monuments and Archaeological Areas Act (1979).

Further to nationally designated buildings, Scarborough Borough has internationally important listed buildings with Scarborough Castle, Whitby Abbey and the Rotunda Museum. It is important to consider not only a direct effect of proposals on the asset of such designations but also where the setting of these may be compromised.

**Any proposals that would significantly adversely affect the asset or the setting of an internationally or nationally important archaeological site, Scheduled ancient Monument or Grade I Listed Building will be dismissed.**

When considering proposed sites, input from Historic England will be sought where a site adjoins or has the potential to affect any of the above. The consideration of further heritage protection such as other listed buildings and Conservation Areas will be assessed later in the process.

### 4. Coastal Change

Does the site lie within an area considered to be at significant risk of coastal erosion?

No	Yes
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The risk to land from coastal erosion is and will continue to be an important consideration for Scarborough Borough, bearing in mind previous landslips at Holbeck Hill and Knipe Point. An updated Shoreline Management Plan (version 2) was published in February 2007 and identifies areas of risk from coastal erosion, plotting predicted shorelines as a result of 20, 50 and 100 years coastal erosion. This is in the process of being refreshed and any updates that are available will be used in the assessment of sites.

**The NPPF continues to ensure Local planning authorities protect against the risks of climate change including coastal change. As the information is readily available any proposals that would fall wholly within the area likely to be subject to coastal erosion within the next 100 years will be dismissed.**

### 5. Flood Risk



Does the site lie within an area considered to be unsuitable due to its position within a flood risk zone (high risk)?

No	Yes
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The NPPF, in paragraph 161, retained the risk based and sequential approach for developments in designated flood risk areas. In addition, the Local Planning Authority, is to commission an update to a Strategic Flood Risk Assessment (SFRA) to provide greater detail as to the flood risk within defined areas. The NPPF and its supporting technical guidance define flood risk areas as below:

- Flood Zone 1: Low probability;
- Flood Zone 2: Medium probability.

In addition to the above, Flood Zone 3 is sub-divided into the following:

- Flood Zone 3a: High probability of flooding that should only be used for housing if the exception test is passed;
- Flood Zone 3b: Area at high risk which is currently classed as a functional floodplain.

For the purposes of this housing assessment methodology, the areas identified as being of greatest risk are Flood Risk Zones 3a and 3b.

**Any proposals that lie within Flood Risk Zones 3b will be dismissed. Should any proposal fall within Flood Risk Zone 3a such sites will only be carried forward if it is not possible for development to be located in zones of lower risk. Such proposals would be considered an exception and only be considered appropriate if there were clear and identifiable mitigating reasons for development within these areas (for example there were wider sustainable benefits or lower areas of risk were inappropriate due to international; or national designations).**

Sites within other flood zone categories are assessed for their suitability and appropriate use of the site in the later stages of the methodology.

## **Stage 2**

### **6. Brownfield or Greenfield?**

Is the site classed as Brownfield or Greenfield?

	Brownfield
	Majority Brownfield
	Majority Greenfield
	Greenfield

In considering the effective use of land, paragraph 120c of the NPPF states the Plan should “give substantial weight to the value of using suitable brownfield land within settlements”.

Although not all brownfield sites will be suitable for housing, this methodology scores such sites higher than proposals for developing on Greenfield land as a consequence of being a more ‘effective’ use of land as mentioned within NPPF. The definition of brownfield land is that as is contained within the NPPF which states, ‘previously-developed land is that which is or was occupied

by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure'. It should be noted that the curtilage of dwellings is classed as Greenfield.

Local policy can determine targets and a trajectory for developing on brownfield land. Sites will be scored favourably dependent on the proportion of the development site that is brownfield, therefore, further encouraging sustainable reuse of previously developed land.

### 7. Accessibility to Services

How accessible is the site to a range of key services and facilities by public transport, walking and cycling?

A key aspect of sustainability is to ensure sites allow access to a range of key services and facilities. This question provides an indication of how accessible a site is to facilities including retail, employment, education facilities and doctors' surgeries. A score for each site will be generated by using the following accessibility criteria based on online resources (the score will be presented in the assessment):

- To retail centres such as the defined town centres of Scarborough, Whitby or Filey in addition to district centres of Eastfield, Falsgrave, Ramshill Road and Hunmanby village centre. In addition, retail centres outside the Borough such as Bridlington and Pickering town centres have been included. The smaller neighbourhood centres of Newlands Parade, Whitby West Parade and Newby Centre have also been included as they provide a range of retail and wider services offering convenient, sustainable living;
- To major employment centres (town centres or Business Parks);
- To major indoor leisure facilities (Scarborough and Whitby Sports Centres, Scarborough Pool, Pickering Pool, Bridlington Sports Centre and Bridlington Leisure World Pool);
- To public transport interchanges (including train stations and the major bus terminals for Scarborough, Whitby and Filey) thus connecting to the wider region;
- To Doctors Surgeries<sup>4</sup>;
- To Primary and Secondary Schools.

Destination	Journey time to Destination by Public Transport				
	Less than 15 mins	15 to 30 mins	30 to 45 mins	45 to 60 mins	More than 1 hour
Defined town centres, service centres and neighbourhood centres	6	4	2	1	0
Major employment centres	6	4	2	1	0

<sup>4</sup> This includes all Doctors Surgeries and Satellite Surgeries that are available five days a week.

Indoor Sports Centres / Pools	6	4	2	1	0
Primary School	6	4	2	1	0
Secondary School	6	4	2	1	0
GP Surgery	6	4	2	1	0

Destination	Walking Distances within			Cycling Distances within		
	500m	1000m	2000m	1.5km	5km	8km
Defined town centres, service centres and neighbourhood centres	6	4	2	3	2	1
Major employment centres	6	4	2	3	2	1
Indoor Sports Centres / Pools	6	4	2	3	2	1
Primary School	6	4	2	3	2	1
Secondary School	6	4	2	3	2	1
GP Surgery	6	4	2	3	2	1
Train Station / Major Bus Interchanges	6	4	2	3	2	1

Cumulative Accessibility Score	
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## 8. Accessibility to Recreation

Similarly to Question 7, this question considers how accessible to site is to areas for leisure and recreation. Access to open space, playing fields or amenity space is important for maintaining active healthy lifestyles. Indeed, the NPPF in paragraph 98 states “access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities.”

The assessment ties in with work into the Council’s Green Infrastructure Study and uses the criteria set out relating to access to informal open space, sports pitches and outdoor facilities and play areas. This links closely to the Sustainability Appraisal which seeks to promote developments that would assist in the promotion of good mental and physical health. Exercise and recreational opportunities are fundamental to this aim.

The distances used to calculate the accessibility to these facilities directly relate to the stature of the site; for example it is reasonable that the average resident would walk further for sports pitches than to a toddlers play area.

As with the previous question, a score for each site will be generated by using the following accessibility criteria. The score will be presented in the assessment.

Destination	Within pre-determined range		
	350m (5 mins)	700m (10 mins)	1000m (15 mins)
Informal Open Space for Recreation	1	0	0
Outdoor Sports Pitches and Facilities	3	2	1
Local Children's Play Area	1	0	0
Neighbourhood Children's Play Area	2	1	0
Settlement Level Children's Play Area	3	2	1

Cumulative Accessibility Score	
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### 9. Regional and Local Biodiversity

Would the development of the proposed site affect a regional or local site of biodiversity or geological value or affect any protected species/habitats?

++	Features retained, improved or successfully integrated into the development
+/-	No negative impact on existing features or where mitigation would allow appropriate development with no impact on biodiversity
-	Some negative impacts that cannot be entirely mitigated against
--	Features will not be retained and no mitigation measures can overcome impacts or are possible

The earlier assessment (see Question 2) relates to sites of national and international importance, however, this question considers the impact of development on locally and regionally designated sites including Local Nature Reserves (LNR), Local Geological Sites (LGS) and Sites of Importance for Nature Conservation (SINCs). It considers the extent to which sites would be able to achieve the minimum requirement of achieving a measurable net gain for biodiversity.

Furthermore, in partnership with the Scarborough Biodiversity Action Group, the Council produced and adopted a Biodiversity Action Plan in April 2005 which identified a series of priority habitats and species considered to be important to the Borough. Other areas that play a valuable role in the natural habitat of the Borough are the Esk and Derwent river catchments, whilst the Borough Council continues to assist in the Cayton and Flixton Carrs Wetland Project which aims to provide abundant habitats based around the River Hertford catchment taking advantage of the peaty soils of the eastern end of the Vale of Pickering.

The maintaining of all areas will be sought throughout the process with the aim of integrating all social, economic and environmental benefits. The Council continues to consult its Parks and Countryside Services on such issues.

The Council will work with the North East Yorkshire Ecological Data Centre (NEYEDC) to screen proposed site allocations against potential biodiversity constraints such as those outlined above. Such screening can allow proposed site allocations to be graded according to the number and type of biodiversity constraints against them with this information feeding in to this assessment.

## 10. Trees and Hedgerows

Would development affect features such as trees and hedgerows that are important for wildlife and the natural environment?

++	Trees and/or hedgerows can be retained, improved or successfully integrated into the development
+/-	No impact on existing trees and/or hedgerows or mitigation would allow appropriate development with no impact
-	Some negative impacts that cannot be entirely mitigated against
--	Trees and hedgerows destroyed or damaged. No mitigation measures overcome impacts or are possible

The Borough has a significant number of protected trees, either under Tree Preservation Order legislation or by the fact that they are situated in a Conservation Area. Where areas of Ancient (semi-natural) woodland and Veteran Trees are not covered by national designation, they should be recognised as locally important because they are a valuable biodiversity resource and once lost cannot be recreated or replaced. The continued protection of these trees is essential in safeguarding the role they play in providing abundant environmental quality and wildlife habitats in addition to supplying enhanced public enjoyment.

In relation to hedgerows, since 1997, hedgerows in the countryside have received protection due to their relative importance in terms of providing a natural habitat for wildlife. Hedgerows have also received some protection under the BAP. Hedgerows have the ability to provide vast migration networks for wildlife and, as such, should be assessed on a wider scale.

Sites where hedgerows and veteran trees can be successfully integrated into development with no loss of wildlife habitat and possible enhancement of features would be deemed favourable.

## 11. Historic Environment

Would the proposed development affect the historic environment including the setting of an historic asset?

++	Development of site will provide opportunities for the enhancement of features and may make a positive contribution to local character and distinctiveness of the historic environment
+/-	Development of site is unlikely to impact on the historic environment. There would be no impact or mitigation would allow features to be retained.
-	Development of site will likely adversely affect the historic environment. Features may be lost in part.
--	Development of site is likely to result in significant adverse harm to the historic environment, with features lost and no possible mitigation.

The impact of the development on the historic environment will take account of the impact on non-Grade I Listed Buildings, Parks and Gardens of Historic Interests; not only on the assets themselves but the setting thereof. Developments that may significantly impact upon Grade I Listed Buildings or nationally important archaeological structures are likely to have been dismissed in Stage 1 of this assessment. Historic sites contribute toward the heritage of an area and it is important to protect and retain, wherever possible, such areas.

This section will also take account of Conservation Areas. These play an intrinsic part in the maintaining of areas that characteristically represent the architectural or historic appearance of the setting in which they are located and should be preserved or enhanced where possible. Further to protection, the NPPF in paragraph 190 also indicates the role new development may play in making a positive contribution to local character and distinctiveness. The integration of any new development either within or adjacent to development that directly or indirectly affects Designated Heritage Assets needs thorough investigation. The Council’s Conservation Officer will be consulted upon in relation to developments that have the potential to impact on these areas.

## 12. Character of Built Area

Would the development affect the built character of the town or village?

++	Development of site will likely enhance local character and/or sense of place significantly
+	Development of site will likely contribute positively to local character and/or sense of place (this may be subject to the development providing mitigation measures and/or meeting specific policy requirements)
+/-	Development of site likely to have a neutral / negligible effect on local character and sense of place (this may be subject to the development providing mitigation measures and/or meeting specific policy requirements)
-	Development of site will likely be detrimental to local character and sense of place (regardless of mitigation measures and/or meeting specific policy requirements)
--	Development of site is likely to result in adverse harm to local character and/or sense of place

This is more general than the specific impact on Designated Heritage Assets, but refers to the impact on the wider built environment and natural characteristics of the settlement. Impacts could be positive or negative depending on the existing characteristics of the settlement. Positive impacts could be the conversion or replacement of an unsightly building or building on a derelict site. The introduction of new features may improve the wider environment.

Conversely, a development could result in the loss of important open spaces, recreational green spaces or cramming of the environment with inappropriate high density development. A development could also result in the loss of / harm to Non-Designated Heritage Assets which are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of architectural, historical or cultural significance meriting consideration in the planning process but which do not meet the criteria for Designated Heritage Assets.

Consideration should be placed on the level of amenity and function on which the area currently provides and whether this can be maintained, replicated, or promoted as a result of development. As such, the consideration of proposals will also assess whether mitigation (e.g. off-site open space or improvements) may compensate for any adverse effects.

An additional aspect to be considered is the success with which the proposed site could integrate with, not only the existing townscape character, but the intrinsic character of the community. The formation of sustainable communities is regarded as an integral characteristic of social sustainability and, therefore, an understanding of how proposed developments may comply with this should be sought. A key notion here is also to assess the opportunities and benefits that new developments may bring to the wider existing community, for instance a proposed site may maintain, promote and enhance the range of local facilities within the area.

### 13. Impact on the Landscape

What is the capacity of the landscape to accommodate development with respect to the conservation and enhancement of distinctive rural and coastal landscape character areas?

++	Development of site would have a positive impact on the landscape, for example where development could relate well to the landscape or the existing landscapes is poor or the site is located within an existing urban environment
+/-	With appropriate mitigation, the site can be developed without impacting on the landscape
-	Partial features may be lost and there may be a negative impact on the landscape. Mitigation may lessen any impact but will not overcome all constraints.
--	Development of site is likely to result in a significant negative impact on the landscape, features may be lost and mitigation will not satisfactorily overcome concerns

The importance of maintaining and improving landscape diversity is highlighted in the NPPF (Paragraph 174a). A landscape character assessment was produced during the preparation of the previous Local Plan and can be used to inform the individual site allocation assessments as it is regarded as being up to date. It describes and classifies the different landscapes in the Borough. For the larger strategic options, the study undertook detailed assessments, whilst for other sites, the assessments will use the wider characterisations used as part of the study as a basis for considering the impact on a site-by-site basis. The Borough incorporates the National Park fringes, the Wolds and Carrs, as well as areas of important coastal landscape importance (Heritage Coast). Where possible these landscapes should be protected from development unless they are shown to have no impact or have a positive impact on the landscape setting.

Rights of Way networks play an intrinsic role in the public enjoyment of such landscape environments and should be safeguarded or improved where possible. New developments within or around Rights of Way networks could have the effect of severance for example, or equally, may provide improved or further links thus meeting needs of accessible greenspace. North Yorkshire County Council's Rights of Way Improvement Plan should be referred to whilst the Borough Council's Parks and Countryside Officers will continue to be consulted upon where developments may have an impact, either positive or negative, on the Rights of Way network.

### 14. Flood Risk

Is the proposal within an area at risk of flooding?

*Note: Sites deemed at a high risk of flooding are likely to have been dismissed at Stage 1 of the assessment process.*

++	Zone 1 – Low probability of flooding. Development is appropriate.
+/-	Zone 2 – Medium probability of flooding. Development is appropriate subject to any required mitigation.
--	Site identified as being at high risk due to any additional flooding evidence that cannot be fully mitigated.

Sites that lie within the highest risk flood zones are likely to have been dismissed at stage 1 of the assessment. This assesses the other sites that fall within other flood zones and these comprise:

- Zone 1 – Low probability
- Zone 2 – Medium probability

The Strategic Flood Risk Assessment will advise on the level of risk identifying the areas which may be more appropriate for development. In addition to this, local knowledge can be utilised to establish further areas where flooding or drainage issues may persist.

### 15. Agricultural Land

Would development lead to the loss of best and most versatile agricultural land?

++	Site lies within Grade 4 or 5 (urban)
+/-	Site lies within Grade 3
--	Site lies within Grade 1 or 2

The protection of high quality agricultural land forms an important sustainability consideration. Loss of high grade agricultural land should be avoided, with development being directed to land of a lower grade, unless inconsistent with other sustainability consideration.

Desktop analysis will be undertaken using the national agricultural land classification data to make an estimate about the land classification applying to the majority of the site area. It should be noted that the data is indicative and does not offer a detailed assessment of the agricultural quality of each site.

### 16. Water Supply and Source Protection Zones

Would the development adversely affect a water supply or Source Protection Zone?

++	No impact from development on water supply
+/-	Any impact from development on water supply could be successfully mitigated
--	Site located within Source Protection Zone and development could pose a serious risk of contamination with no mitigation possible.

Source Protection Zones have been identified by the Environment Agency within the Borough. They protect aquifers and other groundwater flows used for public drinking water and other abstractions and define areas where if contamination were to happen, would have an impact on the water supply. The closer the development may be located to the aquifer, the greater the risk. These zones are split into:

- Zone 1 (Inner Protection Zone)
- Zone 2 (Outer Protection Zone)
- Zone 3 (Total Catchment)



The impact of any developments within or near to SPZ's will be discussed with the Environment Agency whom may also advise as to required distances and assessments. Where any sites are determined to pose a serious contamination risk to the public drinking water supply, they will be dismissed. Where sites are in close proximity to protection zones mitigation may allow development although significant buffer zones and assessment costs could affect viability.

### 17. Mineral Resources

Is the site located in an area identified for mineral resources?

++	Site is not within a mineral safeguarding area or any site identified for mineral extraction
+/-	Site is within a mineral safeguarding area although mitigation is likely but will require investigation to establish the potential for extraction of the relevant mineral or the Minerals Planning Authority has raised no objection
--	Site is within an area identified allocated for mineral extraction including within the emerging Minerals and Waste Joint Plan

Mineral Safeguarding Areas protect known locations of specific minerals resources of local and national importance, ensuring they are not needlessly sterilised by non-mineral development. Designation of such areas does not carry a presumption that any resources will be worked, nor do they preclude other forms of development taking place. Subject to some certain exemptions, non-mineral development will be expected to investigate the potential for extraction of the mineral resource prior to the development taking place.

The Mineral Safeguarding Area buffer zone is proposed in order to ensure that any site assessment considers not only the minerals immediately beneath the site, but also the effect of the development on mineral resources beyond that. Therefore, this ensures the full consideration of any incompatible neighbouring uses and also the protection of residents and other businesses from noise and dust impacts from quarrying.

### 18. School Capacity

What is the capacity of schools to cope with the development?

++	There is sufficient capacity and an increase in pupil numbers is desirable for a local school
+	There is sufficient capacity in local schools or there is insufficient capacity but if appropriately mitigated could provide overall benefit for a local school
+/-	There is insufficient capacity in local schools but this can be successfully overcome through mitigation
--	There is insufficient capacity in local schools and mitigation is unlikely to be possible

All developments must have adequate access to schooling, whether that be existing schooling, programmed improvements to facilities or additional schools or school places that would be generated by a development. Any proposals that cannot be accommodated in terms of impact on educational facilities and where no solution exists will be dismissed.

The Local Education Authority will be consulted upon regarding the existing status of each school in closest proximity to any particular proposed site, assessing capacity issues and potential for any further expansion in order to accommodate estimated increases in pupil numbers.

There may be occasions where an opportunity exists for an improvement in the facilities of a particular school and this will be reflected in the assessment, however, this must be demonstrated to be a significant improvement and will be in consultation with the Local Education Authority. Similarly, there may be some schools within the Borough that have seen decreasing pupil numbers to the extent whereby the longer-term future of the school may be at risk. In such cases, development within the relevant catchment area may provide an opportunity for an increase in pupils that would safeguard the future of the school. Again, the assessment would be based on consultation with the Local Education Authority.

Where housing proposals are for a specific demographic, for example, retirement facilities, they will not be subject to these criteria.

### 19. Capacity of Utility Providers

What is the capacity of existing utilities (Water, Sewage, etc.) to cope with the development?

++	There is sufficient capacity and development can be accommodated without the need for additional investment in increasing capacity.
+/-	Sufficient capacity or constraints can be overcome through, for example, planned growth of housing with investment from utilities provider or the relevant provider has specific plans to increase capacity during the Plan period. Housing development may have to be delayed until the installation of relevant infrastructure.
-	There is insufficient capacity but this can be overcome with mitigation although no specific planned increase to capacity has been identified.
--	Insufficient capacity and constraints cannot be overcome; i.e. levels of development do not warrant investment from infrastructure providers to bring current facilities up to spec.

The capacity of infrastructure providers is central to any proposed developments. Capacity issues can be determined from discussions with the individual providers, for example, Yorkshire Water. Where there is no spare capacity and the scale of the proposal would not warrant or justify the investment required to upgrade infrastructure these are likely to be dismissed. Although general capacity levels are location-specific, the capacity will be assessed on a site-by-site basis due to a number of varying factors including site size, thresholds, and previous site uses determining the requirement. In addition, the cumulative impact of development is considered when determining the range of sites. If a scheme is considered of a scale that would warrant and provide the funding to upgrade the infrastructure this would be taken into account.

### 20. Local Highway Network

Is the highway network (local) able to safely and efficiently cope with this development?

++	There is sufficient capacity in the local highway network and the site can be accessed safely.
+/-	Sufficient capacity exists in the local highway network but some works may be required to enable a safe access in to the site.
-	There is insufficient capacity but this can be overcome with mitigation

--	Insufficient capacity and constraints cannot be overcome; i.e. levels of development do not warrant investment from Infrastructure providers to bring current facilities up to spec, and/or a safe access in to the site cannot be formed.
----	--

NPPF Para 110 states that in considering sites that may be allocated for development it should be ensured that a “safe and suitable access to the site can be achieved for all users... and any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.”

Where there is likely to be an unacceptable impact on the local network that cannot be mitigated against through improvements, it is likely the site may be dismissed. One such method of mitigation could be through the use of Travel Plans which may help in emphasising the importance and value of influencing individuals travel behaviour towards more sustainable travel modes; the utilisation of these will be considered when assessing such impacts as they could be deemed beneficial in assisting the achieving of wider spatially strategic aims.

Also considering within this subject will be issues regarding achieving a safe and suitable access to the site. In some instances, there may not be a readily available point of access which may affect both the deliverability of the site, and the suitability in terms of where the creation of an access may impact upon surrounding land uses. Furthermore, sites of a larger scale may require secondary or emergency access points which again would require assessment. The comments of North Yorkshire County Council as the Local Highway Authority are crucial in these regards.

It should also be noted the impact on viability of any mitigation works would be considered later, within stage 3 of the assessment.

## 21. Strategic Highway Network

Does the development have an adverse impact on the Strategic Road Network?

++	Development does not negatively impact on the safe and efficient operation of the network or infrastructure improvements to accommodate development are feasible and have a suitable identified funding sources and delivery plan.
--	Insufficient capacity and constraints cannot be overcome.

There is scope for any development to have an impact on the strategic highway network, in Scarborough’s case, the A64. The A64 is described as a ‘Core’ Trunk Road thus is deemed to be of national strategic importance and also plays a key role in the continued investment and growth of the Scarborough area as it provides vital linkages to the rest of the region.

National Highways will be involved in any assessment of major proposals that could have an impact on the A64 and its operating capacity, ensuring the safe and efficient operation is not jeopardised. In addition, National Highways may identify significant areas of development from which a cumulative impact may have an ‘in combination’ impact on the A64’s strategic importance. National Highways has previously stressed they are unable to provide new or additional capacity to facilitate development, although they could consider the feasibility of improving the A64 between Musham Bank and Dunslow Road. Schemes that will have a significant adverse effect on the A64 and cannot be mitigated against will likely be dismissed.

## 22. Land Use Conflicts

Would the development of the site be compatible with adjoining land uses (now or in the future) or are there conflict / amenity issues?

++	Development compatible
+	With mitigation, development would be compatible
--	Incompatible with adjoining uses and mitigation unlikely to be possible.

It is critical that all development is compatible with its neighbouring uses, both existing and any proposed uses. The degree of success a development has in integrating with its surroundings is a vital component of sustainable development thus helping to ensure the vitality of an area is maintained and, where possible, enhanced.

Suggested considerations include the impact of any development in terms of noise, smell, light and other effects on residential amenity. Adjacent land uses that may pose potential problems could include:

- Sewage treatment works;
- Livestock uses (intensive);
- Industrial sites;
- Sites that have minimum distance requirements to other development through Health and Safety Executive regulations;
- Electricity Pylons;
- Telecommunications Installations;
- Ministry of Defence sites;
- Main Roads.

Conversely, it is important to consider the impact of any proposed residential scheme on the operations of existing adjacent land uses. Guidance ensures that, through the 'agent of change' principle that existing uses will not be required to bring about operational changes to mitigate impact on newer development such as housing. In such cases it is the opinion that residential development will generally be unsuitable unless mitigation is possible.

In all instances, consultation will progress with relevant bodies such as landowners, the Borough Council's Development Management Officers and any appropriate stakeholders in order to determine any potential conflicting land uses or the requirements of how they may be protected or enhanced through adjacent or nearby new development.

### 23. Any Other Constraints?

Is development of the site possible without being constrained by any other issues and, if so, can these issues be overcome?

++	There are no known other constraints
+	There are other constraints but these can be satisfactorily overcome
--	There are other constraints and mitigation is unlikely

This is a catch-all for other issues that may affect the deliverability of sites. This could include, for example, ransom strips, drainage and runoff, topographical issues or potential contamination issues. Legal problems outside of the control of planning such as covenants can also prevent housing sites being developed and, if possible, should be made clear in any submission with an explanation of how they can be overcome. Sites that cannot overcome such matters will be dismissed as being

undeliverable. The detailed assessment of all sites should yield information regarding any such further constraints, and should, therefore be determined on a site-by-site basis.

#### 24. Land Ownership Constraints

Has the landowner(s) of the site confirmed the site is available for development in the Plan period?

++	The site is in single ownership and the site has been made available
+	The site is in multiple ownerships and all parties have confirmed the site is available and are willing to work together to bring the site forward in a consistent manner
+/-	The site is in multiple ownership and is only partially available
--	There are significant issues which restrict the delivery of the site

The Call for Sites form puts extra emphasis on site submissions outlining clearly any ownership constraints that might apply and when sites are likely to become available for development. Is the site in multiple ownership? If so, has sufficient evidence been submitted to demonstrate the various interested parties are committed to delivering the site together? If not, could the site come forward in smaller portions without affecting the ability of the remainder to be delivered? It should be noted at this stage that planning requirements such as open space contributions and education will be assessed for the full site. Any future submission will be required to make a pro rata contribution if it falls below the usual threshold. In essence, splitting sites will not negate the requirement to mitigate any impacts of the development of the full site.

#### 25. Availability Constraints

Is the site available immediately from the point of adoption of the Local Plan?

++	The site is available immediately and there are no issues that require resolution
+	The site may be available immediately although there are specific issues that may require resolution prior to delivery
+/-	The site is not expected to be available in the short term but is likely to be available at some point during the Local Plan period.
--	There are significant issues which are likely to prevent the site being available through the Local Plan period.

National policy places great importance on the ability to demonstrate a supply of specific available and deliverable sites, sufficient to provide five years' worth of housing against their housing requirements (with an additional buffer to ensure choice and competition in the market for housing).

The call for sites form includes specific questions relating to the availability of a site including an anticipated timescale for delivery and whether any site clearance works may be required prior to availability.

This question favours sites which are available in the short-term as they would assist in meeting the aforementioned requirement to provide five years' worth of housing, however, a supply of sites over the mid and longer term of the Plan period is also required. Sites are scored based on when they become available. Estimations over delivery timescales relating to build-out rates and timescales for completion will be factored in to housing trajectory calculations.

If it becomes apparent a site is no longer available for development over the Plan period, it will be rejected and will not be allocated in the Local Plan.

## 26. Viability

Is delivery of the site economically viable having taken account of usual or expected contributions?

++	Detailed evidence has been submitted that indicates delivery of the site is viable
+	There do not appear to be any specific reasons to suggest delivery of the site would not be viable although no detailed evidence has been submitted
-	There are specific issues that would suggest the delivery of the site may be viable but may not be able to fully contribute towards its required contributions
- -	Delivery of the site is not viable.

Viability is a fundamental aspect of ensuring a site is deliverable. Through the updated NPPF and online planning guidance the Government has placed increased importance on site promoters to demonstrate that sites are viable. Para 58 of the NPPF states that ‘Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage.’ This clearly means that viability must be sorted at the Plan stage as only under certain circumstances will any variation to this be allowed at the planning application stage.

Para 68 also states that ‘Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability.’

It is therefore a requirement of the site submission process for applicants to demonstrate that a site being put forward for allocation can be delivered along with all necessary requirements of planning policy. This includes but may not be restricted to:

- Affordable Housing at the requisite percentage level;
- Contributions towards education;
- Contributions towards health provision;
- Contributions towards either on-site or off-site open space, sports and recreation and play;
- Any off-site highways improvements or mitigation measures.

Information on affordable housing contributions, education and open space can be found on the Council’s website at: <https://www.scarborough.gov.uk/home/planning/planning-policy/supplementary-planning-documents> .

You should also bear in mind upcoming changes in both national planning policy to require more investment in Biodiversity Gain on housing sites (10% net gain required from November 2023) and the changes to building regulations to require a higher efficiency of building construction (through Part L of the Building Regulations) and the provision of Electric Vehicle Chargers.

To calculate this you will need to take into account the cost of development including a realistic land value and the expected returns for the sale of properties.

Clarification that a site can deliver the above will weigh in favour of the submission. Please note though, as stated in Para 58 of the NPPF, “the weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force.”

If you need assistance with this matter we can provide some limited guidance, however, it may be necessary to seek the involvement of a professional valuer.

### 27. Estimated Timescale for Delivery

When is the site expected to be completed or partially completed?

Possible Scores:	0-5 Years	6-10 Years	11-15 Years	Post Plan
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This will be primarily informed by the outcome of the other parts of this assessment. It is important the allocation process identifies sufficient sites to meet its housing requirement both within an initial 5 year period and to maintain a rolling 5 year supply of sites. As such, it may be that sites that can come forward later on in Local Plan period can still play an important role in maintaining sufficient housing land supply.

### 28. Yield

Yields are estimated by a number of methods. Where specific knowledge or officers’ expertise could be utilised, an estimated figure is given. There may be instances where indicative plans submitted as supporting information could also be used. Where this may not be the case, a density multiplier may be used such as with calculations contained within the Strategic Housing and Employment Land Availability Assessment. In the assessment, the yield will be presented within the ‘Score’ column with the ‘Commentary’ column used to outline how the yield has been derived, i.e. whether a density calculation has been used.

### Concluding Comments

Each assessment is completed with a summary paragraph outlining any headline issues including any issue that may impact on the deliverability of the site or any specific viability issues that may be applicable.

## Site Assessments

Reighton	32
Hunmanby	43
Filey	59
Folkton	64
Gristhorpe	66
Cayton	72
Osgodby	80
Eastfield	82
Seamer	85
Scarborough	90
East Ayton	112
Ruston	118
Wykeham	120
Brompton-by-Sawdon	122
Snainton	124
Newby and Scalby	131
Burniston	148
Cloughton	168
Sleights	190
Whitby	192
Sandsend	216



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Site Ref and Address: 01/01 Land at Sands Road and Butts Hill, Reighton		
Proposed Use: Housing		Site Area: 0.29ha 0.26ha 0.42ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		<p>Site is well related to Reighton (Rural Village)</p> <p>As this site is located in close proximity to a Rural Village, it is not considered to accord with the requirements of Local Plan Policy SH1 'Settlement Hierarchy'. Policy SH 1 states, in the context of Rural Villages, "on the edges of Rural Villages, housing development will meet clearly identified local needs", adding in paragraph 4.20 that "New housing development on the edge of Rural Villages... will be to meet local and other functional needs, i.e. through the delivery of 'exceptions sites'.</p> <p>Although not suitable for allocation for market housing, the site may still be considered in relation to other tenure types such as self or custom build housing, Rural Exception sites, or First Homes Exception Sites. The most appropriate means for considering these would be outwith the Local Plan process.</p>
2. Designated Biological / Geological Sites		
3. Designated Historic Sites		
4. Coastal Change		
5. Flood Risk		
Stage 2		
6. Brownfield or Greenfield?		
7. Accessibility to Services Score		
8. Accessibility to Recreation Score		
9. Regional and Local Biodiversity		
10. Trees and Hedgerows		
11. Historic Environment		
12. Character of Built Area		
13. Impact on the Landscape		
14. Flood Risk		
15. Agricultural Land		
16. Water Supply and Source Protection Zones		
17. Mineral Resources		
18. School Capacity		
19. Capacity of Utility Providers		

20. Impact on Local Highway Network		
21. Impact on Strategic Highway Network		
22. Land Use Conflicts		
23. Any Other Constraints?		
Stage 3 Deliverability		
24. Land Ownership Constraints		
25. Availability Constraints		
26. Viability		
27. Estimated Timescale for Delivery		
28. Estimated Yield		
Concluding Comments		

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Site Ref and Address: 01/02 Land to West of Church Hill, Reighton		
Proposed Use: Housing	Site Area: 3.18ha	
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		<p>Site is well related to Reighton (Rural Village)</p> <p>As this site is located in close proximity to a Rural Village, it is not considered to accord with the requirements of Local Plan Policy SH1 'Settlement Hierarchy'. Policy SH 1 states, in the context of Rural Villages, "on the edges of Rural Villages, housing development will meet clearly identified local needs", adding in paragraph 4.20 that "New housing development on the edge of Rural Villages... will be to meet local and other functional needs, i.e. through the delivery of 'exceptions sites'.</p> <p>Although not suitable for allocation for market housing, the site may still be considered in relation to other tenure types such as self or custom build housing, Rural Exception sites, or First Homes Exception Sites. The most appropriate means for considering these would be outwith the Local Plan process.</p>
2. Designated Biological / Geological Sites		
3. Designated Historic Sites		
4. Coastal Change		
5. Flood Risk		
Stage 2		
6. Brownfield or Greenfield?		
7. Accessibility to Services Score		
8. Accessibility to Recreation Score		
9. Regional and Local Biodiversity		
10. Trees and Hedgerows		
11. Historic Environment		
12. Character of Built Area		
13. Impact on the Landscape		
14. Flood Risk		
15. Agricultural Land		
16. Water Supply and Source Protection Zones		
17. Mineral Resources		
18. School Capacity		
19. Capacity of Utility Providers		

20. Impact on Local Highway Network		
21. Impact on Strategic Highway Network		
22. Land Use Conflicts		
23. Any Other Constraints?		
<b>Stage 3 Deliverability</b>		
24. Land Ownership Constraints		
25. Availability Constraints		
26. Viability		
27. Estimated Timescale for Delivery		
28. Estimated Yield		
Concluding Comments		

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Site Ref and Address: 01/03 Land at Reighton House Farm, Church Hill, Reighton		
Proposed Use: Housing		Site Area: 3.05ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		<p>Site is well related to Reighton (Rural Village)</p> <p>As this site is located in close proximity to a Rural Village, it is not considered to accord with the requirements of Local Plan Policy SH1 'Settlement Hierarchy'. Policy SH 1 states, in the context of Rural Villages, "on the edges of Rural Villages, housing development will meet clearly identified local needs", adding in paragraph 4.20 that "New housing development on the edge of Rural Villages... will be to meet local and other functional needs, i.e. through the delivery of 'exceptions sites'.</p> <p>Although not suitable for allocation for market housing, the site may still be considered in relation to other tenure types such as self or custom build housing, Rural Exception sites, or First Homes Exception Sites. The most appropriate means for considering these would be outwith the Local Plan process.</p>
2. Designated Biological / Geological Sites		
3. Designated Historic Sites		
4. Coastal Change		
5. Flood Risk		
Stage 2		
6. Brownfield or Greenfield?		
7. Accessibility to Services Score		
8. Accessibility to Recreation Score		
9. Regional and Local Biodiversity		
10. Trees and Hedgerows		
11. Historic Environment		
12. Character of Built Area		
13. Impact on the Landscape		
14. Flood Risk		
15. Agricultural Land		
16. Water Supply and Source Protection Zones		
17. Mineral Resources		
18. School Capacity		
19. Capacity of Utility Providers		

20. Impact on Local Highway Network		
21. Impact on Strategic Highway Network		
22. Land Use Conflicts		
23. Any Other Constraints?		
Stage 3 Deliverability		
24. Land Ownership Constraints		
25. Availability Constraints		
26. Viability		
27. Estimated Timescale for Delivery		
28. Estimated Yield		
Concluding Comments		

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Site Ref and Address: 01/04 Land South of Reighton Court, Church Hill, Reighton		
Proposed Use: Housing		Site Area: 0.86ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		<p>Site is well related to Reighton (Rural Village)</p> <p>As this site is located in close proximity to a Rural Village, it is not considered to accord with the requirements of Local Plan Policy SH1 'Settlement Hierarchy'. Policy SH 1 states, in the context of Rural Villages, "on the edges of Rural Villages, housing development will meet clearly identified local needs", adding in paragraph 4.20 that "New housing development on the edge of Rural Villages... will be to meet local and other functional needs, i.e. through the delivery of 'exceptions sites'.</p> <p>Although not suitable for allocation for market housing, the site may still be considered in relation to other tenure types such as self or custom build housing, Rural Exception sites, or First Homes Exception Sites. The most appropriate means for considering these would be outwith the Local Plan process.</p>
2. Designated Biological / Geological Sites		
3. Designated Historic Sites		
4. Coastal Change		
5. Flood Risk		
Stage 2		
6. Brownfield or Greenfield?		
7. Accessibility to Services Score		
8. Accessibility to Recreation Score		
9. Regional and Local Biodiversity		
10. Trees and Hedgerows		
11. Historic Environment		
12. Character of Built Area		
13. Impact on the Landscape		
14. Flood Risk		
15. Agricultural Land		
16. Water Supply and Source Protection Zones		
17. Mineral Resources		
18. School Capacity		
19. Capacity of Utility Providers		

20. Impact on Local Highway Network		
21. Impact on Strategic Highway Network		
22. Land Use Conflicts		
23. Any Other Constraints?		
<b>Stage 3 Deliverability</b>		
24. Land Ownership Constraints		
25. Availability Constraints		
26. Viability		
27. Estimated Timescale for Delivery		
28. Estimated Yield		
Concluding Comments		



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Site Ref and Address: Land west of Church Hill, North of Dotterel Inn, Reighton		
Proposed Use: Housing		Site Area: 2.57ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		<p>Site is well related to Reighton (Rural Village)</p> <p>As this site is located in close proximity to a Rural Village, it is not considered to accord with the requirements of Local Plan Policy SH1 'Settlement Hierarchy'. Policy SH 1 states, in the context of Rural Villages, "on the edges of Rural Villages, housing development will meet clearly identified local needs", adding in paragraph 4.20 that "New housing development on the edge of Rural Villages... will be to meet local and other functional needs, i.e. through the delivery of 'exceptions sites'.</p> <p>Although not suitable for allocation for market housing, the site may still be considered in relation to other tenure types such as self or custom build housing, Rural Exception sites, or First Homes Exception Sites. The most appropriate means for considering these would be outwith the Local Plan process.</p>
2. Designated Biological / Geological Sites		
3. Designated Historic Sites		
4. Coastal Change		
5. Flood Risk		
Stage 2		
6. Brownfield or Greenfield?		
7. Accessibility to Services Score		
8. Accessibility to Recreation Score		
9. Regional and Local Biodiversity		
10. Trees and Hedgerows		
11. Historic Environment		
12. Character of Built Area		
13. Impact on the Landscape		
14. Flood Risk		
15. Agricultural Land		
16. Water Supply and Source Protection Zones		
17. Mineral Resources		
18. School Capacity		
19. Capacity of Utility Providers		

20. Impact on Local Highway Network		
21. Impact on Strategic Highway Network		
22. Land Use Conflicts		
23. Any Other Constraints?		
Stage 3 Deliverability		
24. Land Ownership Constraints		
25. Availability Constraints		
26. Viability		
27. Estimated Timescale for Delivery		
28. Estimated Yield		
Concluding Comments		

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Site Ref and Address: 01/06 Land Rear of Church Cottage, Church Hill, Reighton		
Proposed Use: Housing		Site Area: 0.87ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		<p>Site is well related to Reighton (Rural Village)</p> <p>As this site is located in close proximity to a Rural Village, it is not considered to accord with the requirements of Local Plan Policy SH1 'Settlement Hierarchy'. Policy SH 1 states, in the context of Rural Villages, "on the edges of Rural Villages, housing development will meet clearly identified local needs", adding in paragraph 4.20 that "New housing development on the edge of Rural Villages... will be to meet local and other functional needs, i.e. through the delivery of 'exceptions sites'.</p> <p>Although not suitable for allocation for market housing, the site may still be considered in relation to other tenure types such as self or custom build housing, Rural Exception sites, or First Homes Exception Sites. The most appropriate means for considering these would be outwith the Local Plan process.</p>
2. Designated Biological / Geological Sites		
3. Designated Historic Sites		
4. Coastal Change		
5. Flood Risk		
Stage 2		
6. Brownfield or Greenfield?		
7. Accessibility to Services Score		
8. Accessibility to Recreation Score		
9. Regional and Local Biodiversity		
10. Trees and Hedgerows		
11. Historic Environment		
12. Character of Built Area		
13. Impact on the Landscape		
14. Flood Risk		
15. Agricultural Land		
16. Water Supply and Source Protection Zones		
17. Mineral Resources		
18. School Capacity		
19. Capacity of Utility Providers		

20. Impact on Local Highway Network		
21. Impact on Strategic Highway Network		
22. Land Use Conflicts		
23. Any Other Constraints?		
<b>Stage 3 Deliverability</b>		
24. Land Ownership Constraints		
25. Availability Constraints		
26. Viability		
27. Estimated Timescale for Delivery		
28. Estimated Yield		
Concluding Comments		

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
						72	3																				60

Site Ref and Address: 02/01 Land to the East of Muston Road and North of Northgate, Hunmanby		
Proposed Use: Housing		Site Area: 2.97ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		Site well related to Hunmanby (Service Village)
2. Designated Biological / Geological Sites		This site is within 5 kilometres of Flamborough and Filey Coast SPA and at least one SSSI. The site is of a scale that is not considered to give rise to an unacceptable detrimental impact on any nationally or internationally designated site.
3. Designated Historic Sites		There are no designated heritage assets within the site or within its setting.
4. Coastal Change		Site not at risk from coastal change
5. Flood Risk		Site not within Flood Zone 3a or 3b
Stage 2		
6. Brownfield or Greenfield?		Greenfield site
7. Accessibility to Services Score		72
8. Accessibility to Recreation Score		3
9. Regional and Local Biodiversity		North & East Yorkshire Ecological Data Centre - Site nearby Northgate Lane Pasture and Hunmanby Meadows LNR/SINCs. Legally Protected and Priority Species (Frog within site; Unidentified bats within 500m). Priority habitats (Lowland meadows) within 100 metres of site.  YWT - The site boundary adjoins Hunmanby Meadows SINC site and Northgate Lane Pasture SINC designated on the basis of ancient semi-natural neutral and calcareous grassland. Recreational impacts should be explored.
10. Trees and Hedgerows		The site has hedgerow cover and sporadic trees, however, these are not considered to be to prevent development and could be incorporated into design if considered worthy of retention.
11. Historic Environment		SBC Conservation - Minor adverse visual intrusion on horizon as one looks towards the historic settlement of Hunmanby from the Royal Oak on the A165, so if allocated there should be a requirement for any new buildings to be limited in height and of pantile roof material. Such measures would lessen the harm caused to the historic landscape.  Historic England - The site is 180 metres north of Hunmanby Conservation Area.
12. Character of Built Area		Although this would be related to the modern development prevalent around Outgaits Lane and Northgate, the form of the village is generally linear along Muston Road. This estate like development would be out of character with this part of the settlement and would significantly alter this entrance to Hunmanby.
13. Impact on the Landscape		The site lies within the landscape designation K2 (Lebberston to Gristhorpe) Vale Fringe as defined in the Landscape Study. This area contributes to the landscape and provides a check to urbanising influences. Specifically

		in reference to this proposal, the development of the site would adversely affect the landscape setting of this entrance to Hunmanby and extend the village significantly into the countryside. The site also affords views across the village toward Reighton, Speeton and Bempton Cliffs and a substantial development on here and / or the adjacent land would adversely impact on views of this important coastal landscape and the framing of the village against the chalk cliff landscape.
14. Flood Risk		Site within Flood Zone 1
15. Agricultural Land		Grade 3 Agricultural Land
16. Water Supply and Source Protection Zones		No impact
17. Mineral Resources		Site within a Chalk Safeguarding Area so an assessment of the minerals resource will be required to be produced for consideration by North Yorkshire County Council Planning Department as part of any planning application for this site.
18. School Capacity		Local Education Authority (NYCC) - The catchment school is operating close to capacity. Although the school site is large enough for some expansion, it is not clear whether further development on the site would be possible from a highways perspective. As schools are typically expanded beyond one form of entry (30 places per year group) by either 15 or 30 pupils per year group to allow most efficient class structures it could present difficulties if one or two of the proposed sites in Hunmanby were approved. It would create capacity issues without yielding enough pupils for a half form of entry expansion.
19. Capacity of Utility Providers		No objections have been received from any Utility Providers at this stage
20. Impact on Local Highway Network		NYCC – [ <i>Can access be achieved?</i> ] Yes onto Muston Road [ <i>Comments</i> ] Pedestrian crossing point with central refuge island, will need some localised widening. Footway connection along site frontage to connect to existing. Possible alternate access, and cycleway/footway link onto Northgate. S106 contribution to cycle/footway link improvements to Centenary Way(PROW) towards Filey
21. Impact on Strategic Highway Network		National Highways – Unlikely to have significant individual impact on Strategic Road Network
22. Land Use Conflicts		The site is sat to the rear of existing dwellinghouses along Northgate and Muston Road, mitigation would be required but considered compatible.
23. Any Other Constraints?		Certain parts of the site, particularly fronting on to Muston Road, are topographically challenging.
Stage 3 Deliverability		
24. Land Ownership Constraints		The site is in single ownership and the site has been made available
25. Availability Constraints		The site is available immediately and there are no issues that require resolution
26. Viability		No evidence has been submitted at this stage, however, there appear to be highways constraints that would require resolving prior to development of the site (see Question 20).
27. Estimated Timescale for Delivery		As there are constraints that have been identified and the site is not to be allocated, the site will not come forward within the Plan period.
28. Estimated Yield	60	Based on 30 dph of 70% developable site area
Concluding Comments		The significant constraint associated with the development of this site is the impact on the landscape setting and the impact on existing residential properties as a consequence of the limited access options. The site is widely prominent to the north of Outgaits Lane and impacts on the setting of the village, framed against the chalk cliffs of Reighton and beyond.

	<p>The impact on the landscape cannot be mitigated against to such an extent that the site is not considered suitable for allocation. Additionally, the land is fairly steep at its nearest point to Muston Road.</p>
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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
						72	0																				50

Site Ref and Address: 02/02 Land to North of Northgate, Hunmanby		
Proposed Use: Housing		Site Area: 1.98ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		Site well related to Hunmanby (Service Village)
2. Designated Biological / Geological Sites		This site is within 5 kilometres of Flamborough and Filey Coast SPA and at least one SSSI. The site is of a scale that is not considered to have an unacceptable detrimental impact on any nationally or internationally designated site.
3. Designated Historic Sites		There are no designated heritage assets within the site or within its setting.
4. Coastal Change		Site not at risk from coastal change
5. Flood Risk		Site not within Flood Zone 3a or 3b
Stage 2		
6. Brownfield or Greenfield?		Greenfield site
7. Accessibility to Services Score		72
8. Accessibility to Recreation Score		0
9. Regional and Local Biodiversity		<p>North &amp; East Yorkshire Ecological Data Centre - Site adjacent Northgate Lane Pasture and Hunmanby Meadows LNR/SINCs. Legally Protected and Priority Species (Frog; unidentified bats) within 500m of site. Priority habitats (Lowland meadows) adjacent site.</p> <p>Yorkshire Wildlife Trust - The site boundary adjoins Hunmanby Meadows SINC site and Northgate Lane Pasture SINC designated on the basis of ancient semi-natural neutral and calcareous grassland. Recreational impacts should be explored.</p>
10. Trees and Hedgerows		The site has hedgerow cover and sporadic trees, however, these are not considered to be to prevent development.
11. Historic Environment		<p>SBC Conservation - Minor adverse visual intrusion on horizon as one looks towards the historic settlement of Hunmanby from the Royal Oak on the A165, so if allocated there should be a requirement for any new buildings to be limited in height and of pantile roof material. Such measures would lessen the harm caused to the historic landscape.</p> <p>Historic England - The site is 240 metres north-east of Hunmanby Conservation Area.</p>
12. Character of Built Area		Although this would be related to the modern development prevalent around Outgaits Lane and Northgate, the village does not extend north beyond the row of housing along Northgate. This estate like development would be out of character with this part of the settlement and would significantly alter this entrance to Hunmanby.
13. Impact on the Landscape		The site lies within the landscape designation K2 (Lebberston to Gristhorpe) Vale Fringe as defined in the latest Landscape Study. This area contributes to the landscape and provides a check to urbanising influences. Specifically



		in reference to this proposal, the development of the site would adversely affect the landscape setting of this entrance to Hunmanby. The site also affords views across the village toward Reighton, Speeton and Bempton Cliffs, although this is to a lesser degree than the adjacent site owing to the difference in land levels. A substantial development on here could detract from these vistas and disrupt views and the framing of the village against the chalk cliff landscape.
14. Flood Risk		Site within Flood Zone 1
15. Agricultural Land		Grade 3 Agricultural Land
16. Water Supply and Source Protection Zones		No impact
17. Mineral Resources		Site within a Chalk Safeguarding Area so an assessment of the minerals resource will be required to be produced for consideration by North Yorkshire County Council Planning Department as part of any planning application for this site.
18. School Capacity		Local Education Authority (NYCC) - The catchment school is operating close to capacity. Although the school site is large enough for some expansion, it is not clear whether further development on the site would be possible from a highways perspective. As schools are typically expanded beyond one form of entry (30 places per year group) by either 15 or 30 pupils per year group to allow most efficient class structures it could present difficulties if one or two of the proposed sites in Hunmanby were approved. It would create capacity issues without yielding enough pupils for a half form of entry expansion.
19. Capacity of Utility Providers		No objections have been received from any Utility Providers at this stage
20. Impact on Local Highway Network		NYCC – <i>[Can access be achieved?]</i> Yes <i>[Comments]</i> Carriageway and footway to be constructed to current highway standards to connect to Northgate/Outgaits Lane. S106 contribution to cycle/footway link improvements to Centenary Way (PROW) towards Filey
21. Impact on Strategic Highway Network		National Highways – Unlikely to have significant individual impact on Strategic Road Network
22. Land Use Conflicts		The site is sat to the rear of existing dwellinghouses along Northgate and Muston Road, mitigation would be required but considered compatible.
23. Any Other Constraints?		No known constraints at this time.
<b>Stage 3 Deliverability</b>		
24. Land Ownership Constraints		The site is in single ownership and the site has been made available
25. Availability Constraints		The site is available immediately and there are no issues that require resolution
26. Viability		No evidence has been submitted at this stage, however, there appear to be highways constraints that would require resolving prior to development of the site (see Question 20).
27. Estimated Timescale for Delivery		As there are constraints that have been identified and the site is not to be allocated, the site will not come forward within the Plan period.
28. Estimated Yield	50	Based on 30 dph
Concluding Comments		The significant constraint associated with the development of this site is the impact on the landscape setting and the impact on existing residential properties as a consequence of the limited access options. The site is widely prominent to the north of Outgaits Lane and impacts on the setting of the village, framed against the chalk cliffs of Reighton and beyond. The impact on the landscape cannot be mitigated against to such an extent that the site is not considered suitable for allocation.



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
						68	1																				20

Site Ref and Address: 02/03 – Land between 20 and 30 Malton Road, Hunmanby		
Proposed Use: Housing		Site Area: 0.64ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		Site well related to Hunmanby (Service Village)
2. Designated Biological / Geological Sites		The site is within 5 kilometres of at least one SSSI. The site is of a sufficient distance from any designated site that it is not considered to have any direct impact.
3. Designated Historic Sites		There are no designated heritage assets within the site or within its setting.
4. Coastal Change		Site not at risk from coastal change
5. Flood Risk		Site not within Flood Zone 3a or 3b
Stage 2		
6. Brownfield or Greenfield?		Greenfield site
7. Accessibility to Services Score		68
8. Accessibility to Recreation Score		1
9. Regional and Local Biodiversity		North & East Yorkshire Ecological Data Centre - Protected and Priority Species (Unidentified bats) within 500 metres of site.  Yorkshire Wildlife Trust - YWT has no comments to make on this allocation at this stage. Should any additional information come forward we would be happy to provide additional comments.
10. Trees and Hedgerows		The site has hedgerow cover and sporadic trees, however, these are not considered to be to prevent development and could be incorporated into design if considered worthy of retention.
11. Historic Environment		SBC Conservation - No known impact on historic environment.  Historic England - The site is within 200 metres of Hunmanby Conservation Area and 250 metres west of Hunmanby Castle motte and bailey, a Scheduled Monument. Development of this area could harm elements which contribute to the significance of these designated heritage assets.
12. Character of Built Area		The site is located at a key entrance into Hunmanby, characterised by extensive vegetation and dwellings at a low density. Whilst some infill development is considered appropriate in villages, this site forms an attractive open paddock that softens the transition into the built form. There is only sporadic development beyond this site (set back) and the inclusion of this site within the development limits would result in further development extending into the open countryside.
13. Impact on the Landscape		The site lies within designation C1 (Chalk Wolds) Folkton to Hunmanby of the latest Landscape Study. The aim for this area should be to maintain and enhance the sense of openness and the strong agricultural landscape. Whilst,

		this site is at the edge of the settlement it is still considered to impact on the aforementioned landscape, especially affecting the setting of the village entrance along Malton Road.
14. Flood Risk		Site within Flood Zone 1
15. Agricultural Land		Grade 3 Agricultural Land
16. Water Supply and Source Protection Zones		No impact
17. Mineral Resources		Site within a Chalk Safeguarding Area so an assessment of the minerals resource will be required to be produced for consideration by North Yorkshire County Council Planning Department as part of any planning application for this site.
18. School Capacity		Local Education Authority (NYCC) - The catchment school is operating close to capacity. Although the school site is large enough for some expansion, it is not clear whether further development on the site would be possible from a highways perspective. As schools are typically expanded beyond one form of entry (30 places per year group) by either 15 or 30 pupils per year group to allow most efficient class structures it could present difficulties if one or two of the proposed sites in Hunmanby were approved. It would create capacity issues without yielding enough pupils for a half form of entry expansion.
19. Capacity of Utility Providers		No objections have been received from any Utility Providers at this stage
20. Impact on Local Highway Network		NYCC – [ <i>Can access be achieved?</i> ] Yes visibility can only be achieved with the re-location of the village gate-way [ <i>Comments</i> ] Extend 30mph beyond entrance to no 30
21. Impact on Strategic Highway Network		National Highways – Unlikely to have significant individual impact on Strategic Road Network
22. Land Use Conflicts		The site is sat between existing dwellinghouses along Malton Road, mitigation would be required but considered compatible.
23. Any Other Constraints?		No further known constraints at this time.
<b>Stage 3 Deliverability</b>		
24. Land Ownership Constraints		The site is in single ownership and the site has been made available
25. Availability Constraints		The site is available immediately and there are no issues that require resolution
26. Viability		There do not appear to be any specific reasons to suggest delivery of the site would not be viable although no detailed evidence has been submitted.
27. Estimated Timescale for Delivery		As there are constraints that have been identified and the site is not to be allocated, the site will not come forward within the Plan period.
28. Estimated Yield	20	Based on 30 dph
Concluding Comments	The site is located at a key entrance in to Hunmanby from the west. The site forms part of the important transition from the open countryside in to the built form of the village and the loss of this gap is considered to impact upon the character of the village and its relationship with its landscape setting.	

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
						70	0																				90

Site Ref and Address: 02/04 – Land to the North-East of Outgaits Lane, Hunmanby		
Proposed Use: Housing	Site Area: 4.24ha	
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		Site well related to Hunmanby (Service Village)
2. Designated Biological / Geological Sites		This site is within 5 kilometres of the Flamborough and Filey Coast SPA and at least one SSSI. The site is of a modest scale that is not considered to have an unacceptable detrimental impact on any nationally or internationally designated site.
3. Designated Historic Sites		There are no designated heritage assets within the site or within its setting.
4. Coastal Change		Site not at risk from coastal change
5. Flood Risk		Site not within Flood Zone 3a or 3b
Stage 2		
6. Brownfield or Greenfield?		Greenfield site
7. Accessibility to Services Score		70
8. Accessibility to Recreation Score		0
9. Regional and Local Biodiversity		North & East Yorkshire Ecological Data Centre - Site nearby Northgate Lane Pasture LNR/SINC. Legally Protected and Priority Species (Frog, Barn Owl, Common Pipistrelle Bat) within 500 metres of the site.  Yorkshire Wildlife Trust - This site lies 240 m to the east of Northgate Lane Pasture SINC designated on the basis of ancient semi-natural neutral and calcareous grassland. Potential recreational impacts should be explored.
10. Trees and Hedgerows		Large areas of the site are open grassland, however, there is vegetation bounding the site and significant trees and hedgerows alongside the public footpath that runs through the site. It is unclear how the southern half of the site could be developed without at least the partial loss of some of this vegetation.
11. Historic Environment		Historic England – There are no designated heritage assets in the vicinity of the site.  SBC Conservation - If developed the existing historic field boundaries would be significantly distorted which would have an irreversible impact on how one experiences the historic landscape. If considered to be appropriate for housing development, a strong design layout should be required to respect all of the historic landscape features.
12. Character of Built Area		Development of the full site would significantly alter the scale of Hunmanby. It would extend the village closer towards the A165 with the easternmost parts of the site located a significant distance (more than 300 metres) from the remainder of the village. Development of this scale would impact upon the character of the village.
13. Impact on the Landscape		The site lies within the landscape designation K2 (Lebberston to Gristhorpe) Vale Fringe as defined in the latest Landscape Study. This area contributes to the landscape and provides a check to urbanising influences.

		Developing this site would have an impact on the landscape setting of this part of Outgaits Lane and beyond into the countryside. The site has a very open aspect and would not only impact on the landscape setting of Outgaits Lane (northern end) but may be visible from Bridlington Road. Whilst there are no major landscape features to be lost it would detract from the setting of this part of Hunmanby.
14. Flood Risk		Site within Flood Zone 1
15. Agricultural Land		Grade 3 Agricultural Land
16. Water Supply and Source Protection Zones		No impact
17. Mineral Resources		Site within a Chalk Safeguarding Area so an assessment of the minerals resource will be required to be produced for consideration by North Yorkshire County Council Planning Department as part of any planning application for this site.
18. School Capacity		Local Education Authority (NYCC) - The catchment school is operating close to capacity. Although the school site is large enough for some expansion, it is not clear whether further development on the site would be possible from a highways perspective. As schools are typically expanded beyond one form of entry (30 places per year group) by either 15 or 30 pupils per year group to allow most efficient class structures it could present difficulties if one or two of the proposed sites in Hunmanby were approved. It would create capacity issues without yielding enough pupils for a half form of entry expansion.
19. Capacity of Utility Providers		No objections have been received from any Utility Providers at this stage
20. Impact on Local Highway Network		NYCC – <i>[Can access be achieved?]</i> The site does not connect to the highway <i>[Comments]</i> Subject to suitable access through site HA 27. site split by water course- S106 contribution to cycle/footway link improvements to Centenary Way (PROW) towards Filey
21. Impact on Strategic Highway Network		National Highways – Unlikely to have significant individual impact on Strategic Road Network
22. Land Use Conflicts		The site is sat in close proximity to existing and allocated dwellings and in close proximity to caravan park to the south, mitigation would be required but considered compatible.
23. Any Other Constraints?		Site in close proximity to treatment works (approximately 120 metres at its nearest point to the south-east).
<b>Stage 3 Deliverability</b>		
24. Land Ownership Constraints		The site is in single ownership and the site has been made available
25. Availability Constraints		The site is available immediately and there are no issues that require resolution
26. Viability		There do not appear to be any specific reasons to suggest delivery of the site would not be viable although no detailed evidence has been submitted.
27. Estimated Timescale for Delivery		As there are constraints that have been identified and the site is not to be allocated, the site will not come forward within the Plan period.
28. Estimated Yield	90	Based on 30 dph of 70% developable site area
Concluding Comments		At present, site is detached from the built form along Outgaits Lane, however, the land adjacent to the west is allocated. Nevertheless, development of this site would be of a significant scale that would have a significant detrimental impact on the character of the built area and its relationship with the open countryside.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
						66	5																				85

Site Ref and Address: 02/05 – Land between Sheepdyke Lane and Sands Lane, Hunmanby		
Proposed Use: Housing		Site Area: 4.16ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		Site well related to Hunmanby (Service Village)
2. Designated Biological / Geological Sites		The site is within 5 kilometres of at least one SSSI. The site is of a sufficient distance from any designated site that it is not considered to have any direct impact.
3. Designated Historic Sites		There are no designated heritage assets within the site or within its setting.
4. Coastal Change		Site not at risk from coastal change
5. Flood Risk		Site not within Flood Zone 3a or 3b
Stage 2		
6. Brownfield or Greenfield?		Greenfield site
7. Accessibility to Services Score		66
8. Accessibility to Recreation Score		5
9. Regional and Local Biodiversity		North & East Yorkshire Ecological Data Centre - Protected and Priority Species (Barn Owl, Unidentified bats) within 500 metres of site.  Yorkshire Wildlife Trust - This site lies 280 m to the north of Hunmanby Pit SINC and 420 m to the west of Sands Lane Meadow SINC, which are designated on the basis of grassland and wetland interests. Potential recreational impacts should be explored.
10. Trees and Hedgerows		The site has hedgerow cover and sporadic trees, however, these are not considered to be to prevent development and could be incorporated into design if considered worthy of retention.
11. Historic Environment		SBC Conservation - Developing this site would potentially alter historic field boundaries. Also, to the north of the site, some lumps in the ground may relate to earlier human activity, either part of the wider formal garden landscape belonging to the medieval former manor house, still extant to the west on Sheepdyke Lane, or other periods of history. I would recommend pre-allocation archaeological trial trenching be undertaken to establish the significance of any buried remains so that any subsequent proposals can be designed to best lessen the impact on buried remains and historic landscape features (field boundaries etc.). Historic England – There are no designated heritage assets in the vicinity of the site.
12. Character of Built Area		The site is located to the east of the railway line which acts as the eastern boundary to the settlement – other than the Industrial Estate further south. Extending the settlement beyond the railway line would alter the character of the built form. Additionally, the site as existing forms an attractive open paddock that really contributes to the setting of Hunmanby at an entrance in to the village.

13. Impact on the Landscape		The site lies within designation C1 (Chalk Wolds) Folkton to Hunmanby of the latest Landscape Study. The aim for this area should be to maintain and enhance the sense of openness and the strong agricultural landscape. Whilst, this site is at the edge of the settlement it is still considered to impact on the aforementioned landscape, especially affecting the setting of the village entrance along Sands Lane.
14. Flood Risk		Site within Flood Zone 1
15. Agricultural Land		Grade 3 Agricultural Land
16. Water Supply and Source Protection Zones		No impact
17. Mineral Resources		Site within a Chalk Safeguarding Area so an assessment of the minerals resource will be required to be produced for consideration by North Yorkshire County Council Planning Department as part of any planning application for this site.
18. School Capacity		Local Education Authority (NYCC) - The catchment school is operating close to capacity. Although the school site is large enough for some expansion, it is not clear whether further development on the site would be possible from a highways perspective. As schools are typically expanded beyond one form of entry (30 places per year group) by either 15 or 30 pupils per year group to allow most efficient class structures it could present difficulties if one or two of the proposed sites in Hunmanby were approved. It would create capacity issues without yielding enough pupils for a half form of entry expansion.
19. Capacity of Utility Providers		No objections have been received from any Utility Providers at this stage
20. Impact on Local Highway Network		NYCC – <i>[Can access be achieved?]</i> Yes on Sands Lane but current c/way only 4.5m wide. Sheepdyke Lane not appropriate for new access. <i>[Comments]</i> Widen Carriageway to min 5.5 m to level crossing. Extend 30mph along full site frontage, footway to connect to existing on Sands Lane and Sheepdyke Lane. Sheepdyke Lane NOT to be used as main site access possible emergency access only. No property accesses onto Sheepdyke Lane.
21. Impact on Strategic Highway Network		National Highways – Unlikely to have significant individual impact on Strategic Road Network
22. Land Use Conflicts		The site is sat in close proximity to dwellings to the west, albeit separated by the railway line. The railway line itself is a key consideration that would require a significant buffer along the west boundary of the site. The site is also in close proximity to playing fields and the Industrial Estate to the south. Mitigation would be required but considered compatible.
23. Any Other Constraints?		No further known constraints at this time.
Stage 3 Deliverability		
24. Land Ownership Constraints		The site is in single ownership and the site has been made available
25. Availability Constraints		The site is available immediately and there are no issues that require resolution
26. Viability		There do not appear to be any specific reasons to suggest delivery of the site would not be viable although no detailed evidence has been submitted.
27. Estimated Timescale for Delivery		As there are constraints that have been identified and the site is not to be allocated, the site will not come forward within the Plan period.
28. Estimated Yield	85	Based on 30 dph of 70% developable site area
Concluding Comments	The site is in the form of an open paddock. Development of this site would have a significant impact on the character and rural setting of this part of Hunmanby as it would extend beyond the railway line which forms a clear physical boundary to the settlement within this area.	



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
						75	1																				300

Site Ref and Address: 02/06 - Land within the grounds of Hunmanby Hall including Golf Course, Hunmanby		
Proposed Use: Housing / Employment / Vis' Accom		Site Area: 14.34ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		Site is well related to Hunmanby (Service Village)
2. Designated Biological / Geological Sites		The site is within 5 kilometres of at least one SSSI. The site is of a sufficient distance from any designated site that it is not considered to have any direct impact.
3. Designated Historic Sites		There are no designated heritage assets within the site or within its setting although see comments in Question 11.
4. Coastal Change		Site not at risk from coastal change
5. Flood Risk		Site not within Flood Zones 3a and 3b
Stage 2		
6. Brownfield or Greenfield?		Greenfield Site
7. Accessibility to Services Score		75
8. Accessibility to Recreation Score		1
9. Regional and Local Biodiversity		<p>North &amp; East Yorkshire Ecological Data Centre - Legally Protected and Priority Species (Swift, Barn Owl, Unidentified Bat Species) within 500 metres, and (Common Frog) within 1km of the site. Priority habitats (Deciduous Woodland) within boundary of the site.</p> <p>Yorkshire Wildlife Trust - This site lies 250 m to the west of Hunmanby Pit SINC wetland and 450 m to the north of Hunmanby Dale SINC, which is designated on the basis old established neutral and calcareous grassland. Potential recreational impacts should be explored.</p>
10. Trees and Hedgerows		Extensive vegetation bordering the site in addition to pockets of vegetation within the site. It may be that much of this could be retained with appropriate design, however, the value of the existing vegetation must be recognised and assessed accordingly.
11. Historic Environment		SBC Conservation - The proposal site forms the curtilage of the former Hunmanby Hall (later school and now residential flats) which is a group of Grade II Listed buildings. The site also forms part of the designated Hunmanby Conservation Area and stretches the entire length of the adjacent linear street of Bridlington Street that has acted as Hunmanby's principal street for economic activity for centuries. The Hunmanby Hall site complex also includes a Scheduled Monument to the extreme North, believed to be the site of a Mot and Bailey Castle from the medieval period. Hall Park (the name given to the proposal site) is currently used a golf course

		<p>surrounded by woodland and contributes significantly alongside the aforementioned heritage assets to the special architectural and historic interest of Hunmanby's Conservation Area.</p> <p>If developed there would be significant harm caused to the character and appearance of the historic environment, and even if a housing site offered public benefits such as affordable housing etc, in this instance such benefits would in no way outweigh the harm caused to the designated heritage assets to be affected. This site should be safeguarded against development proposals and where small scale development is proposed a full scheme of archaeological trial trenching should be required.</p> <p>In addition to the aforementioned significant harm caused to designated heritage assets, the site has significant potential for buried archaeological remains dating back thousands of years. If development is considered pre-determination archaeological trenching should be required. There may be archaeology present which cannot be developed upon.</p> <p>Historic England – No comments received at this time, further assessment required at later stage.</p>
12. Character of Built Area		The impact of development on Hunmanby Hall and its setting would be significant. The Golf Course contributes to the setting and character of Hunmanby Hall and the wider area on the western edge of the village. The redevelopment for housing, employment or other uses would be to the significant detriment of the village and this important green aspect that is well related to the settlement.
13. Impact on the Landscape		The site lies within designation C1 (Chalk Wolds) Folkton to Hunmanby of the latest Landscape Study. The aim for this area should be to maintain and enhance the sense of openness and the strong agricultural landscape. Whilst, this site is at the edge of the settlement and it is heavily vegetated, it is still considered to impact on the aforementioned landscape, especially affecting the setting of the village entrance along Malton Road, Hall Park Road and New Road.
14. Flood Risk		Site within Flood Zone 1
15. Agricultural Land		Grade 3 Agricultural Land
16. Water Supply and Source Protection Zones		No impact
17. Mineral Resources		No site specific comments received at this time. Site scored accordingly but more information required at next stage of process
18. School Capacity		No site specific comments received at this time. Site scored accordingly but more information required at next stage of process
19. Capacity of Utility Providers		No objections have been received from any Utility Providers at this stage
20. Impact on Local Highway Network		No site specific comments received at this time. Site scored accordingly but more information required at next stage of process
21. Impact on Strategic Highway Network		National Highways – Unlikely to have significant individual impact on Strategic Road Network
22. Land Use Conflicts		The site is alongside Hunmanby Hall, the impact upon which would require consideration through design and mitigation.

23. Any Other Constraints?		The site is currently in the form of golf course, tennis courts and gym. There is the potential that some of these facilities may require re-providing prior to the redevelopment of the site and the views of the relevant Sports Bodies would be necessary.
Stage 3 Deliverability		
24. Land Ownership Constraints		The site is in single ownership and the site has been made available
25. Availability Constraints		The site would require clearance and the relocation of lost sports facilities may require facilitating prior to redevelopment of this site.
26. Viability		There do not appear to be any specific reasons to suggest delivery of the site would not be viable although no detailed evidence has been submitted.
27. Estimated Timescale for Delivery		As there are constraints that have been identified and the site is not to be allocated, the site will not come forward within the Plan period.
28. Estimated Yield	300	Based on 30dph of 70% developable site area (in relation to housing submission)
Concluding Comments	There are significant constraints associated with the delivery of this site that render it unsuitable for allocation for either employment or housing. The site has also been submitted for potential visitor accommodation. Whilst many of the issues identified in the assessment will remain equally valid for consideration as visitor accommodation, the planning application process would be the most appropriate means for assessing the suitability of this in relation to existing Local Plan policies.	

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
						72	0																				125

Site Ref and Address: 03/01 - Land at Mill Farm, Muston Road, Filey		
Proposed Use: Housing		Site Area: 5.91ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		Although detached from the Development Limits by approx. 115m, considered to relate to Filey
2. Designated Biological / Geological Sites		The site is within 5 kilometres of at least one SSSI. The site is of a sufficient distance from any designated site that it is not considered to have any direct impact.
3. Designated Historic Sites		No designated heritage assets are present on the site at the time of writing
4. Coastal Change		Site not at risk from coastal change
5. Flood Risk		Site not within Flood Zone 3a or 3b
Stage 2		
6. Brownfield or Greenfield?		Greenfield site
7. Accessibility to Services Score		72
8. Accessibility to Recreation Score		0
9. Regional and Local Biodiversity		North & East Yorkshire Ecological Data Centre – Legally Protected and Priority Species (Unknown bats) within the site; (13 species of birds and waterfowl, Smooth Newt, Gold Crested Newt, Badger) within 500 metres of the site.  Yorkshire Wildlife Trust - Lies 800 m to the south of YWT Filey Dams Reserve. Consideration of number of new residents and potential recreational impacts.
10. Trees and Hedgerows		Various tree and hedgerow coverage bordering the site. Where deemed a key feature, could be retained and integrated into development with only limited losses
11. Historic Environment		SBC Conservation - Mill Farm forms part of the proposal site, and this farmstead is shown on the First Edition Ordnance Survey (mid-19th century) and therefore is at least 170 years old, but has the potential to be a farmstead of considerable antiquity. Earthworks in the form of ridge and furrow are clearly present to the immediate east of the farmstead which contribute significantly to the character of the historic landscape. Should the site be developed the loss of the ridge and furrow would erode the landscape character and would also distort the setting of the historic farmstead on the site.  The Conservation Officer has inspected the exteriors of the farm buildings, and whilst at the time of inspection, it was not considered appropriate to submit a formal designation request to Historic England, the building group does make a positive visual contribution to the historic landscape. Therefore, should the site be considered appropriate for allocation, the Local Planning Authority carefully consider the impact any development would have on the setting of the historic farmstead, and require the farmstead buildings to be retained with surrounding

		<p>buffers so that the group of historic buildings can be read within the historic landscape. It should be added that some of the buffer would benefit from retaining some of the adjacent ridge and furrow earthworks.</p> <p>Historic England - The site is 550 metres east of Muston Conservation Area. Due to the topography of the land and intervening buildings the development of this site is unlikely to impact on the Conservation Area. If allocated, consideration should be given as to whether any of the buildings and structures associated with Mill Farm and Muston Windmill should be classified as non-designated heritage assets and treated accordingly in the Plan.</p>
12. Character of Built Area		<p>Site located at major entrance to the town from the south, though the town is vastly screened from the A165 due to topography. This site is certainly more prominent than existing 'Mill Meadows' development and may reflect development out of balance with the remainder of the town although design may address some of these issues. The aforementioned development to the north was designed with an 'edge-of-settlement' character with an open space buffer signalling the end of the town as it progressed beyond to open countryside. Developing this site significantly would impact upon this edge of the town.</p>
13. Impact on the Landscape		<p>The site lies in an area designated as D4 (Lebberston and Filey) Coastal Hinterland. This area has a sense of openness and visual relationships with the coast.</p> <p>Much of the site is raised (20-30 ft) toward a crest at the existing Farmhouse. The land is most prominent here from Bempton Cliffs and Speeton to the south; the A165, Hunmanby and the Wolds to the south-west and the centre of Filey to the east. This would not be set against a backdrop of housing as the existing Muston Road development is in a dip and well screened from the west. This would breach the crest of the raised land and be significantly more prominent from the west, resulting in the town of Filey becoming increasingly visible within this part of the landscape.</p> <p>It is considered that the proposed development should be dismissed solely on landscape impact and the impact it would have on the openness and coastal nature of the landscape.</p>
14. Flood Risk		Site within Flood Zone 1
15. Agricultural Land		Grade 3 Agricultural Land
16. Water Supply and Source Protection Zones		No impact
17. Mineral Resources		Southern part of proposed allocation is within a Building Stone Safeguarding area, so an assessment of the minerals resource will be required for consideration by North Yorkshire County Council Planning Department as part of any planning application for this site.
18. School Capacity		Local Education Authority (NYCC) - There are not projected to be significant issues with catchment school accommodating some further pupils. Surplus primary and secondary places are currently available in this area.
19. Capacity of Utility Providers		No objections have been received from any Utility Providers at this stage
20. Impact on Local Highway Network		NYCC – [Can access be achieved?] Yes at the northern (just in 30mph) or southern end (40mph) of the site [Comments] Speed limit should be reduced to 30mph along the full frontage. Footway/cycleway links should be provide along the site to connect to existing with possible connection through to Mill Meadows. Alternative

		emergency link could only be provided to the Mill Meadows subject to landowners, or onto Muston Road. Disused layby should be formally stopped up.
21. Impact on Strategic Highway Network		National Highways – Unlikely to have significant individual impact on Strategic Road Network
22. Land Use Conflicts		Development would likely be compatible with current development at 'Mill Meadows' notwithstanding the comments in Question 12. Caravan Park in close proximity, however, this would present no significant constraints.
23. Any Other Constraints?		No further known constraints at this time
<b>Stage 3 Deliverability</b>		
24. Land Ownership Constraints		The site is in single ownership and the site has been made available
25. Availability Constraints		The site is available immediately and there are no issues that require resolution
26. Viability		There do not appear to be any specific reasons to suggest delivery of the site would not be viable although no detailed evidence has been submitted.
27. Estimated Timescale for Delivery		As there are constraints that have been identified and the site is not to be allocated, the site will not come forward within the Plan period.
28. Estimated Yield	125	Based on 30dph of 70% developable site area
Concluding Comments	This site is located at the major entrance into the town from the south and is widely prominent, particularly from its highest point, to the south towards Bempton Cliffs and Speeton, the south-west from the A165 towards Hunmanby and the Wolds and the east towards the centre of Filey. This is exacerbated as development would not be set against a backdrop of housing as the ongoing development at 'Mill Meadows' is in a dip in the landscape and is well screened from such viewpoints. Developing this site could significantly alter the balance of the town beyond its existing setting.	

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	

Site Ref and Address: 03/03 - Land to East of Primrose Valley Service Station		
Proposed Use: Visitor Accommodation		Site Area: 1.5 ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		Site located approximately 1 km to the east of the defined Development Limits of Hunmanby. Criteria 1 of the assessment states sites should be well related to settlements unless there are particular circumstances that would warrant an allocation. There appear to be no circumstances in this instance that would warrant allocation. As such, the site is dismissed at the first stage of the assessment. It is noted the site has also been submitted for visitor accommodation, the planning application process would be the most appropriate means for assessing the suitability of this in relation to existing Local Plan policies.
2. Designated Biological / Geological Sites		
3. Designated Historic Sites		
4. Coastal Change		
5. Flood Risk		
Stage 2		
6. Brownfield or Greenfield?		
7. Accessibility to Services Score		
8. Accessibility to Recreation Score		
9. Regional and Local Biodiversity		
10. Trees and Hedgerows		
11. Historic Environment		
12. Character of Built Area		
13. Impact on the Landscape		
14. Flood Risk		
15. Agricultural Land		
16. Water Supply and Source Protection Zones		
17. Mineral Resources		
18. School Capacity		
19. Capacity of Utility Providers		
20. Impact on Local Highway Network		
21. Impact on Strategic Highway Network		
22. Land Use Conflicts		
23. Any Other Constraints?		
Stage 3 Deliverability		

24. Land Ownership Constraints		
25. Availability Constraints		
26. Viability		
27. Estimated Timescale for Delivery		
28. Estimated Yield		
Concluding Comments		



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28

Site Ref and Address: 04/01 - Land to West of Beech Cottage, Carr Lane, Folkton		
Proposed Use: Housing	Site Area: 0.3ha	
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		<p>Site is well related to Folkton (Rural Village)</p> <p>As this site is located in close proximity to a Rural Village, it is not considered to accord with the requirements of Local Plan Policy SH1 'Settlement Hierarchy'. Policy SH 1 states, in the context of Rural Villages, "on the edges of Rural Villages, housing development will meet clearly identified local needs", adding in paragraph 4.20 that "New housing development on the edge of Rural Villages... will be to meet local and other functional needs, i.e. through the delivery of 'exceptions sites'.</p> <p>Although not suitable for allocation for market housing, the site may still be considered in relation to other tenure types such as self or custom build housing, Rural Exception sites, or First Homes Exception Sites. The most appropriate means for considering these would be outwith the Local Plan process.</p>
2. Designated Biological / Geological Sites		
3. Designated Historic Sites		
4. Coastal Change		
5. Flood Risk		
Stage 2		
6. Brownfield or Greenfield?		
7. Accessibility to Services Score		
8. Accessibility to Recreation Score		
9. Regional and Local Biodiversity		
10. Trees and Hedgerows		
11. Historic Environment		
12. Character of Built Area		
13. Impact on the Landscape		
14. Flood Risk		
15. Agricultural Land		
16. Water Supply and Source Protection Zones		
17. Mineral Resources		
18. School Capacity		
19. Capacity of Utility Providers		

20. Impact on Local Highway Network		
21. Impact on Strategic Highway Network		
22. Land Use Conflicts		
23. Any Other Constraints?		
<b>Stage 3 Deliverability</b>		
24. Land Ownership Constraints		
25. Availability Constraints		
26. Viability		
27. Estimated Timescale for Delivery		
28. Estimated Yield		
Concluding Comments		

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	

Site Ref and Address: 06/01 - Land adjacent White Lodge, Filey Road, Gristhorpe		
Proposed Use: Housing		Site Area: 0.19ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		<p>Site is well related to Gristhorpe (Rural Village)</p> <p>As this site is located in close proximity to a Rural Village, it is not considered to accord with the requirements of Local Plan Policy SH1 'Settlement Hierarchy'. Policy SH 1 states, in the context of Rural Villages, "on the edges of Rural Villages, housing development will meet clearly identified local needs", adding in paragraph 4.20 that "New housing development on the edge of Rural Villages... will be to meet local and other functional needs, i.e. through the delivery of 'exceptions sites'.</p> <p>Although not suitable for allocation for market housing, the site may still be considered in relation to other tenure types such as self or custom build housing, Rural Exception sites, or First Homes Exception Sites. The most appropriate means for considering these would be outwith the Local Plan process.</p>
2. Designated Biological / Geological Sites		
3. Designated Historic Sites		
4. Coastal Change		
5. Flood Risk		
Stage 2		
6. Brownfield or Greenfield?		
7. Accessibility to Services Score		
8. Accessibility to Recreation Score		
9. Regional and Local Biodiversity		
10. Trees and Hedgerows		
11. Historic Environment		
12. Character of Built Area		
13. Impact on the Landscape		
14. Flood Risk		
15. Agricultural Land		
16. Water Supply and Source Protection Zones		
17. Mineral Resources		
18. School Capacity		
19. Capacity of Utility Providers		

20. Impact on Local Highway Network		
21. Impact on Strategic Highway Network		
22. Land Use Conflicts		
23. Any Other Constraints?		
Stage 3 Deliverability		
24. Land Ownership Constraints		
25. Availability Constraints		
26. Viability		
27. Estimated Timescale for Delivery		
28. Estimated Yield		
Concluding Comments		

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28

Site Ref and Address: 06/02 - Land South of Carless Lane, Gristhorpe		
Proposed Use: Housing		Site Area: 0.3ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		<p>Site is well related to Gristhorpe (Rural Village)</p> <p>As this site is located in close proximity to a Rural Village, it is not considered to accord with the requirements of Local Plan Policy SH1 'Settlement Hierarchy'. Policy SH 1 states, in the context of Rural Villages, "on the edges of Rural Villages, housing development will meet clearly identified local needs", adding in paragraph 4.20 that "New housing development on the edge of Rural Villages... will be to meet local and other functional needs, i.e. through the delivery of 'exceptions sites'.</p> <p>Although not suitable for allocation for market housing, the site may still be considered in relation to other tenure types such as self or custom build housing, Rural Exception sites, or First Homes Exception Sites. The most appropriate means for considering these would be outwith the Local Plan process.</p>
2. Designated Biological / Geological Sites		
3. Designated Historic Sites		
4. Coastal Change		
5. Flood Risk		
Stage 2		
6. Brownfield or Greenfield?		
7. Accessibility to Services Score		
8. Accessibility to Recreation Score		
9. Regional and Local Biodiversity		
10. Trees and Hedgerows		
11. Historic Environment		
12. Character of Built Area		
13. Impact on the Landscape		
14. Flood Risk		
15. Agricultural Land		
16. Water Supply and Source Protection Zones		
17. Mineral Resources		
18. School Capacity		
19. Capacity of Utility Providers		

20. Impact on Local Highway Network		
21. Impact on Strategic Highway Network		
22. Land Use Conflicts		
23. Any Other Constraints?		
Stage 3 Deliverability		
24. Land Ownership Constraints		
25. Availability Constraints		
26. Viability		
27. Estimated Timescale for Delivery		
28. Estimated Yield		
Concluding Comments		

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Site Ref and Address: 06/03 - Land South of Filey Road, Gristhorpe		
Proposed Use: Housing		Site Area: 3.85ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		<p>Site is well related to Gristhorpe (Rural Village)</p> <p>As this site is located in close proximity to a Rural Village, it is not considered to accord with the requirements of Local Plan Policy SH1 'Settlement Hierarchy'. Policy SH 1 states, in the context of Rural Villages, "on the edges of Rural Villages, housing development will meet clearly identified local needs", adding in paragraph 4.20 that "New housing development on the edge of Rural Villages... will be to meet local and other functional needs, i.e. through the delivery of 'exceptions sites'.</p> <p>Although not suitable for allocation for market housing, the site may still be considered in relation to other tenure types such as self or custom build housing, Rural Exception sites, or First Homes Exception Sites. The most appropriate means for considering these would be outwith the Local Plan process.</p>
2. Designated Biological / Geological Sites		
3. Designated Historic Sites		
4. Coastal Change		
5. Flood Risk		
Stage 2		
6. Brownfield or Greenfield?		
7. Accessibility to Services Score		
8. Accessibility to Recreation Score		
9. Regional and Local Biodiversity		
10. Trees and Hedgerows		
11. Historic Environment		
12. Character of Built Area		
13. Impact on the Landscape		
14. Flood Risk		
15. Agricultural Land		
16. Water Supply and Source Protection Zones		
17. Mineral Resources		
18. School Capacity		
19. Capacity of Utility Providers		

20. Impact on Local Highway Network		
21. Impact on Strategic Highway Network		
22. Land Use Conflicts		
23. Any Other Constraints?		
<b>Stage 3 Deliverability</b>		
24. Land Ownership Constraints		
25. Availability Constraints		
26. Viability		
27. Estimated Timescale for Delivery		
28. Estimated Yield		
Concluding Comments		



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
						56	5																				135

Site Ref and Address: 08/01 Land East of Station Road and South of B1261, Cayton		
Proposed Use: Housing		Site Area: 6.44ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		Site well related to Cayton (Part of Scarborough Urban Area)
2. Designated Biological / Geological Sites		The site is within 5 kilometres of at least one SSSI. The site is of a sufficient distance from any designated site that it is not considered to have any direct impact.
3. Designated Historic Sites		There are no designated heritage assets within the site or within its setting.
4. Coastal Change		Site not at risk from coastal change
5. Flood Risk		Site not within Flood Zones 3a and 3b
Stage 2		
6. Brownfield or Greenfield?		Greenfield Site
7. Accessibility to Services Score		56
8. Accessibility to Recreation Score		5
9. Regional and Local Biodiversity		North & East Yorkshire Ecological Data Centre - Legally Protected and Priority Species (Tree Sparrow, Polecat, Nathusias's Pipistrelle Bat, Common Pipistrelle) within 500m of site. Priority habitats (Deciduous Woodland) within and adjacent site.  Yorkshire Wildlife Trust - YWT has no comments to make on this allocation at this stage. Should any additional information come forward we would be happy to provide additional comments.
10. Trees and Hedgerows		In parts vegetation fairly extensive. Particularly at some boundaries, where deemed worthy of retention this could be integrated into development although some loss may be expected.
11. Historic Environment		SBC Conservation - The site lies to the south of Killerby Hall which is unlisted but provides for a dominant and architecturally interesting building in Killerby, a hamlet present in 1086 in the Domesday record. Part of the site sits on a high point in the immediate landscape and in pre-history would have likely sat at the edge of glacial Lake Flixton. The land therefore contributes to the openness historic landscape character and has some archaeological potential.  Historic England - Killerby Old Hall, a Grade II Listed Building, is located 105 metres north-east of the site.
12. Character of Built Area		Site would extend further towards Killerby. This is a loose-knit hamlet that would be adversely affected by accommodating a scheme of such a scale. Development of the full site would have an adverse impact on the character of both Killerby and the buffer between here and Cayton.

13. Impact on the Landscape		<p>The Landscape Study suggests that this area is (K2 - Lebberston to Gristhorpe - Vale Fringe) is generally characterised by undulating farmland and low lying vale. The aim within this designation is to provide a check to urbanising influences.</p> <p>Development would represent a significant loss of open countryside and impact on the landscape setting of Killerby to some extent, although the area is fairly screened from main viewpoints.</p>
14. Flood Risk		Site within Flood Zone 1
15. Agricultural Land		Grade 3 Agricultural Land
16. Water Supply and Source Protection Zones		The site lies within Source Protection Zone 1. As such, any scheme would require mitigation in consultation with Environment Agency, however, it is considered this could be mitigated against.
17. Mineral Resources		Site not within a Mineral Safeguarding Area
18. School Capacity		Local Education Authority (NYCC) - Catchment school projected to exceed capacity and limited ability for expansion due to size of existing site. There are longer term plans to allocate a new school site as part of the South Cayton Strategic Growth area. Additional capacity may be able to be built into this school if required.
19. Capacity of Utility Providers		No objections have been received from any Utility Providers at this stage
20. Impact on Local Highway Network		<p>NYCC – [Can access be achieved?] Access would be close to the level crossing (approx 100m) and would be within the National speed limit so would require 215m x 2.4m visibility splay. No emergency access would be possible. [Comments] Extension of the speed limit to beyond the level crossing would reduce the speed of traffic and the distance of the required visibility on such a short frontage to Station Road. A footway link to the Cayton village should be provided and any necessary pedestrian crossing points with central refuge islands, which may require localised widening.</p>
21. Impact on Strategic Highway Network		National Highways – Unlikely to have significant individual impact on Strategic Road Network
22. Land Use Conflicts		Site would be considered compatible, predominantly adjacent open fields and sporadic development, as well as any future development of already allocated land to the west.
23. Any Other Constraints?		No other known issues at this time
<b>Stage 3 Deliverability</b>		
24. Land Ownership Constraints		The site is in single ownership and the site has been made available
25. Availability Constraints		The site is available immediately and there are no issues that require resolution
26. Viability		No evidence has been submitted at this stage, however, there appear to be significant highways constraints that would require resolving prior to development of the site (see Question 20).
27. Estimated Timescale for Delivery		As there are constraints that have been identified and the site is not to be allocated, the site will not come forward within the Plan period.
28. Estimated Yield	135	Based on 30dph of 70% developable site area
Concluding Comments		Development of this site would envelop Killerby, itself not defined within settlement hierarchy. There is a clear buffer between Killerby and Cayton, development here would see the loss of this and the loss of the intrinsic character associated with Killerby. The site would be considered unsuitable. Supporting information submitted suggests this site is required to facilitate an access to the existing allocation to the west and make it viable. South of Cayton is a large strategic allocation, adopted in the existing Local Plan and is required to be accompanied by a development framework detailing how the site

	will be delivered including all required infrastructure costed and mechanisms for delivery. As such, there is not considered to be any additional justification further to the assessment that would warrant allocation of the site.
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						87	5																				110

Site Ref and Address: 08/02 Land at Cayton Low Road, Cayton		
Proposed Use: Housing		Site Area: 5.27ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		Site well related to Cayton (Part of Scarborough Urban Area)
2. Designated Biological / Geological Sites		The site is within 5 kilometres of at least one SSSI. The site is of a sufficient distance from any designated site that it is not considered to have any direct impact.
3. Designated Historic Sites		There are no designated heritage assets within the site or within its setting.
4. Coastal Change		Site not at risk from coastal change
5. Flood Risk		Site not within Flood Zones 3a and 3b
Stage 2		
6. Brownfield or Greenfield?		Greenfield Site
7. Accessibility to Services Score		87
8. Accessibility to Recreation Score		5
9. Regional and Local Biodiversity		North & East Yorkshire Geological Data Centre – Legally Protected and Priority Species (Protected plant meadow clary, Barn Owl, Common Pipistrelle Bat) within 500 metres of the site.  Yorkshire Wildlife Trust - YWT has no comments to make on this allocation at this stage. Should any additional information come forward we would be happy to provide additional comments.
10. Trees and Hedgerows		The site has hedgerow cover and sporadic trees, however, these are not considered to prevent development.
11. Historic Environment		SBC Conservation - The boundaries of the site are visible on the mid-19th century Ordnance Survey maps and therefore contributes to the wider historic landscape. However, there are not likely to be any significant archaeological features buried beneath it.  Historic England - The farm house and outbuildings at High Mill Farm, 300 metres west of the site, are Grade II Listed Buildings. Development of this area could harm elements which contribute to the significance of these designated heritage assets.
12. Character of Built Area		As existing, the site is surrounded by fields to the east, south and west, however, the land is currently allocated in the Local Plan as the Strategic Growth Area for circa 2500 dwellings. As such, the site is considered accordingly and is likely to sit comfortably alongside that development as long as the scheme is designed in a way that considers its relationship with the Growth Area.
13. Impact on the Landscape		This area falls within the landscape designation K2 – Lebberston to Gristhorpe Vale Fringe. The area is characterised by low lying landforms which rise gently from the vale with the majority of land being arable farmland. As above, the site is considered in the context of the Strategic Growth Area that surrounds the site on

		three sides. This site would be viewed as a gap between the Bowling Club and the housing associated with the Growth Area. Whilst views across the site towards the Wolds would remain, it is considered design could mitigate this to some extent.
14. Flood Risk		Site within Flood Zone 1
15. Agricultural Land		Grade 3 Agricultural Land
16. Water Supply and Source Protection Zones		The site lies within Source Protection Zone 1. As such, any scheme would require mitigation, however, as the larger strategic allocation was supported by the Environment Agency it is considered that this additional area adjacent is also likely to be provide suitable mitigation and could be supported.
17. Mineral Resources		North-western part of proposed allocation is within a Building Stone Safeguarding Area identified in the Minerals & Waste Joint Plan, so an assessment of the minerals resource will be required to be produced for consideration by North Yorkshire County Council Planning Department as part of any planning application for this site.
18. School Capacity		Local Education Authority (NYCC) - Catchment school projected to exceed capacity and limited ability for expansion due to size of existing site. There are longer term plans to allocate a new school site as part of the adjoining South Cayton Strategic Growth area. Additional capacity may be able to be built into this school if required.
19. Capacity of Utility Providers		No objections have been received from any Utility Providers at this stage
20. Impact on Local Highway Network		NYCC – <i>[Can access be achieved?]</i> Yes <i>[Comments]</i> Due to the location of the site any access requirements will have to be agreed with the Local Highways Authority, signalisation and pedestrian crossing facilities maybe required. Generally Cayton Low Rd is 40mph, dependent on the site access improvements will be needed on Cayton Low Road these may include signals, right turn lanes for the new development ,and the junction with Moor Lane. The access requirements to the neighbouring development plot (SBC 18/02255 and 19/01102) will also have to be investigated to ensure acceptable junction spacing. A Transport Assessment will be required.
21. Impact on Strategic Highway Network		National Highways - Further assessment of the potential impacts on the Strategic Highway Network would be required prior to development.
22. Land Use Conflicts		Site alongside proposed and existing housing to the north, south and west, and surrounds the Bowling Green in part, although the Bowling Green has a strong curtilage boundary that would maintain a sense of enclosure. It is considered appropriate design could mitigate any issues.
23. Any Other Constraints?		No known constraints at this time
<b>Stage 3 Deliverability</b>		
24. Land Ownership Constraints		The site is in single ownership and the site has been made available
25. Availability Constraints		The site is available immediately and there are no issues that require resolution
26. Viability		There do not appear to be any specific reasons to suggest delivery of the site would not be viable although no detailed evidence has been submitted.
27. Estimated Timescale for Delivery		The site is available for development, and could come forward within 0-5 years. Furthermore, the site is located within the defined Development Limits and could come forward prior to the adoption of this Local Plan subject to according with current Local Plan policies.
28. Estimated Yield	110	Based on 30 dph of 70% developable site area

Concluding Comments	<p>The site is located within the defined Development Limits and could come forward for delivery prior to the adoption of the Local Plan Review. Furthermore, it is adjacent to the South Cayton Strategic Growth Area and any development would be viewed in the context of the wider Growth Area. As such, any proposals for this site would need to demonstrate how they would relate to the Growth Area Masterplan and Development Framework. The site has no specific constraints to delivery, although there are issues that require resolution prior to delivery such as the comments noted in Questions 18, 20 and 21. Again, these would also need to consider the relationship with the Growth Area.</p>
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						66	2																				190

Site Ref and Address: 08/03 – Land off Mill Lane, Cayton		
Proposed Use: Housing		Site Area: 9.15ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		Site well related to Cayton (Part of Scarborough Urban Area)
2. Designated Biological / Geological Sites		There are no designated biological / geological sites within the site or its setting
3. Designated Historic Sites		There are no designated heritage assets within the site or within its setting
4. Coastal Change		Site not at risk from coastal change
5. Flood Risk		Site not within Flood Zones 3a and 3b
Stage 2		
6. Brownfield or Greenfield?		Greenfield Site
7. Accessibility to Services Score		66
8. Accessibility to Recreation Score		2
9. Regional and Local Biodiversity		<p>North &amp; East Yorkshire Geological Data Centre – Legally Protected and Priority Species (Nathasius’s Pipistrelle bat, Tree Sparrow) within the boundary of the site; (Great Crested Newt, Toad, Smooth Newt, Palmate Newt, Frog, Turtle Dove, Moorhen, Green Sandpiper, Bluebell, Purple Moor-Grass, Water Vole, Otter, Badger, Myotts Bat Species, Pipistrelle Bat Species) within 500 metres of the site.</p> <p>Yorkshire Wildlife Trust - YWT has no comments to make on this allocation at this stage. Should any additional information come forward we would be happy to provide additional comments.</p>
10. Trees and Hedgerows		Partial vegetation at northern and eastern boundaries, likely this could be integrated in to development if necessary.
11. Historic Environment		<p>SBC Conservation - The host site is outside of the recognised built historic environment of Cayton, but if developed would impact upon both the historic built morphology of the area as well as historic field boundaries. Given the site’s proximity to lost medieval buildings belonging to Killerby to the east and the known roman settlement a mile to the north, the site has potential to contain buried archaeology.</p> <p>Historic England - The site is within 75 metres of Cayton Conservation Area. The Conservation Area is included on the Heritage at Risk Register. Whitfield Cottage, a Grade II Listed Building, is 100 south of the sites south-east corner. Development of this area could harm elements which contribute to the significance of these designated heritage assets.</p>
12. Character of Built Area		Site located to the north-east of Cayton, adjoining the village only by the school to the south of the site. It is likely a development could be designed that would accord with the character of the built area.

13. Impact on the Landscape		<p>The site lies within designation K2: Leberston to Gristhorpe Vale Fringe and generally comprises undulating arable farmland. The overall sensitivity of the wider area is suggested as 'medium', however, the study notes a need to recognise the importance of the open land between the village and the large holiday park. This area is suggested as being 'medium – high' sensitivity for residential and mixed use development.</p> <p>Developing this site would represent significant intrusion into open countryside going beyond Mill Lane into the site in the form of open fields with views towards the Wolds to the south and start to fill the important gap between the village and Cayton Bay village and holiday park.</p>
14. Flood Risk		Site within Flood Zone 1
15. Agricultural Land		Grade 7 (Urban) Agricultural Classification
16. Water Supply and Source Protection Zones		The western half of the site lies within Source Protection Zone 1. As such, any scheme would require mitigation in consultation with Environment Agency, however, it is considered this could be mitigated against.
17. Mineral Resources		Northern part of proposed allocation is within a Building Stone Safeguarding Area identified in the Minerals & Waste Joint Plan, so an assessment of the minerals resource will be required to be produced for consideration by North Yorkshire County Council Planning Department as part of any planning application for this site.
18. School Capacity		Local Education Authority (NYCC) - Catchment school projected to exceed capacity and limited ability for expansion due to size of existing site. There are longer term plans to allocate a new school site as part of the South Cayton Strategic Growth area. Additional capacity may be able to be built into this school if required.
19. Capacity of Utility Providers		No objections have been received from any Utility Providers at this stage
20. Impact on Local Highway Network		NYCC – <i>[Can access be achieved?]</i> Yes <i>[Comments]</i> Extension of speed limit to northern site boundary, A footway/cycleway link to the Cayton village should be provided and any necessary crossing points with central refuge islands, which may require localised widening. The site is adjacent to the local primary school.
21. Impact on Strategic Highway Network		National Highways – Unlikely to have significant individual impact on Strategic Road Network
22. Land Use Conflicts		Cayton Primary School is adjacent the site to the south, any impact could be mitigated through appropriate design
23. Any Other Constraints?		Site located within Drainage Sensitive Area
<b>Stage 3 Deliverability</b>		
24. Land Ownership Constraints		The site is in single ownership and the site has been made available
25. Availability Constraints		The site is available immediately and there are no issues that require resolution
26. Viability		There do not appear to be any specific reasons to suggest delivery of the site would not be viable although no detailed evidence has been submitted
27. Estimated Timescale for Delivery		As there are constraints that have been identified and the site is not to be allocated, the site will not come forward within the Plan period.
28. Estimated Yield	190	Based on 30 dph on a 70% developable site area
Concluding Comments		This site is located to the north-east of Cayton and development would represent a significant intrusion into the open countryside into an area suggested within the Landscape Sensitivity testing as being vulnerable to residential and mixed use development.



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						54	2																				20

Site Ref and Address: 53/01- Land to East of The Intake, Osgodby		
Proposed Use: Housing		Site Area: 0.69ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		Site well related to Osgodby (Part of Scarborough Urban Area)
2. Designated Biological / Geological Sites		This site is within 5 kilometres of Flamborough and Filey Coast SPA, and at least one SSSI. The site is of a scale that is not considered to have an unacceptable detrimental impact on any nationally or internationally designated site.
3. Designated Historic Sites		There are no designated heritage assets within the site or within its setting.
4. Coastal Change		Site not at risk from coastal change
5. Flood Risk		Site not within Flood Zones 3a and 3b
Stage 2		
6. Brownfield or Greenfield?		Greenfield Site
7. Accessibility to Services Score		54
8. Accessibility to Recreation Score		2
9. Regional and Local Biodiversity		North & East Yorkshire Ecological Data Centre - Protected and Priority Species (9 Species of birds, Toad, Frog, Blue tit, House sparrow, Bluebell, Tubular water-dropwort, white-beaked dolphin, slow-worm, adder, unidentified bats) within 500 metres of site.  Yorkshire Wildlife Trust - YWT has no comments to make on this allocation at this stage. Should any additional information come forward we would be happy to provide additional comments.
10. Trees and Hedgerows		Various areas of light vegetation in form of hedgerows bordering parts of the site. This could be retained and integrated into development if required.
11. Historic Environment		SBC Conservation – None [impact] known at the time of writing.  Historic England - There are no designated heritage assets in the vicinity of the site.
12. Character of Built Area		This part of Osgodby is characterised by estate style housing. Earlier developments to the west (The Intake), included areas of open space which were intended to clearly define the extent of Osgodby to the east. Anything beyond this point would be a clear protrusion beyond a definitive boundary to the settlement at the east with the open space and public footpaths clearly intended to represent a boundary to Osgodby at its easternmost point and developing beyond this is considered inappropriate.
13. Impact on the Landscape		The site lies within designation K2: Lebberston to Gristhorpe Vale Fringe and generally comprises undulating arable farmland. The overall sensitivity of the wider area to the east is suggested as 'moderate', however, this site is more contained and adjacent to existing housing and recreational facilities.

		Although the site would be viewed largely against the backdrop of existing housing when viewed from the south, the topography begins to slope down to the east so this site would have more of an impact visually. Additionally, viewpoints from the open space allow unrestricted views to much of the south as far as Bempton Cliffs. Development of this site would impact upon these views.
14. Flood Risk		Site within Flood Zone 1
15. Agricultural Land		Grade 3 Agricultural Land
16. Water Supply and Source Protection Zones		The site lies within Source Protection Zone 2. As such, any scheme would require mitigation in consultation with Environment Agency, however, it is considered this could be mitigated against.
17. Mineral Resources		Southern part of proposed allocation is within a Building Stone Safeguarding Area identified in the Minerals & Waste Joint Plan, so an assessment of the minerals resource will be required to be produced for consideration by North Yorkshire County Council Planning Department as part of any planning application for this site.
18. School Capacity		Local Education Authority (NYCC) - Catchment school projected to exceed capacity and limited ability for expansion due to size of existing site. There are longer term plans to allocate a new school site as part of the South Cayton Strategic Growth area. Additional capacity may be able to be built into this school if required.
19. Capacity of Utility Providers		No objections have been received from any Utility Providers at this stage
20. Impact on Local Highway Network		NYCC – [ <i>Can access be achieved?</i> ] The site does not connect to the highway [ <i>Comments</i> ] A connection to adopted highway would have to be secured. Number of dwellings? Any access requirements will have to be agreed with the Local Highways Authority
21. Impact on Strategic Highway Network		National Highways – Unlikely to have significant individual impact on Strategic Road Network
22. Land Use Conflicts		Compatible with existing dwellings in close proximity to the north and west. At the western end of the site, the site lies adjacent open space to the north (see Question 12).
23. Any Other Constraints?		No other known constraints at this time
<b>Stage 3 Deliverability</b>		
24. Land Ownership Constraints		The site is in single ownership and the site has been made available
25. Availability Constraints		The site is available immediately and there are no issues that require resolution
26. Viability		No evidence has been submitted at this stage, however, there appear to be significant highways constraints that would require resolving prior to development of the site (see Question 20).
27. Estimated Timescale for Delivery		As there are constraints that have been identified and the site is not to be allocated, the site will not come forward within the Plan period.
28. Estimated Yield	20	Based on 30 dph
Concluding Comments	Development of this site would see the expansion of Osgodby beyond existing open space which was clearly intended to provide a defined edge to the settlement at its easternmost point. This open space benefits from significant public viewpoints to the south and east with views as far as Bempton Cliffs available. Development of this site would alter this and is not considered appropriate. Additionally, there is no clear connection to the local highway network.	

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						66	7																				30

Site Ref and Address: 56/01 Land to South of Priory Place and West of Osgodby Lane, Eastfield		
Proposed Use: Housing		Site Area: 3.44ha (See Question 12 onwards – Reduced Site Area: 1.02ha)
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		Site lies alongside Development Limits of Eastfield and Osgodby within defined Scarborough Urban Area
2. Designated Biological / Geological Sites		This site is within 5 kilometres of Flamborough and Filey Coast SPA, and at least one SSSI. The site is of a scale that is not considered to have an unacceptable detrimental impact on any nationally or internationally designated site.
3. Designated Historic Sites		No designated heritage assets are present on the site at the time of writing.
4. Coastal Change		Site not at risk from coastal change
5. Flood Risk		Site not within Flood Zones 3a and 3b
Stage 2		
6. Brownfield or Greenfield?		Greenfield site
7. Accessibility to Services Score		66
8. Accessibility to Recreation Score		7
9. Regional and Local Biodiversity		North & East Yorkshire Ecological Data Centre - Protected and Priority Species (Blue tit, House sparrow, Protected plant meadow clary, unidentified bats) within 500 metres of site.  Yorkshire Wildlife Trust - YWT has no comments to make on this allocation at this stage. Should any additional information come forward we would be happy to provide additional comments.
10. Trees and Hedgerows		Hedgerows border site although these could be retained through design
11. Historic Environment		SBC Conservation - The site forms part of the historic landscape, presenting field boundaries likely to have been in place for hundreds (if not thousands) of years. The Heritage Environment Record (HER) indicates that ridge and furrow earthworks are present on the site, and these likely relate to the medieval farming of the fields surrounding the monastic complex in Osgodby to the north. Evidence of human activity buried beneath the site is likely to be present, especially taking into account recent discoveries in the vicinity.  Also, if developed the buildings on the site would likely be visible from afar, including the Parish Church of Cayton approximately 1 mile away. This would worsen the already distorted historic relationship between the Church (Grade I Listed and pre-Norman in age) and the former medieval monastic site at Osgodby.  Historic England – There are no designated heritage assets in the vicinity of the site.
12. Character of Built Area		Site located to the east of Eastfield, also lying at the southern edge of Osgodby and forming much of the gap between Eastfield, Osgodby, and Cayton to the south. Development of the entire gap would expedite the coalescence of the three settlements. However, there may be scope to limit development to the northern portion

		<p>of the site. To the east of the site, the land to the South of Rimington Way, Osgodby, is already allocated (HA15) and was considered to be possible without detrimental impact on the character of the settlements. Limiting this site to follow the southern extent of the Rimington Way allocation would be considered an acceptable level of development that would maintain the separation to Cayton to the south.</p> <p><b>The remainder of the assessment is scored according to the northern portion.</b></p>
13. Impact on the Landscape		<p>It lies within designation K2: Lebberston to Gristhorpe Vale Fringe and generally comprises undulating arable farmland. The overall sensitivity of the wider area to the east is suggested as 'moderate', however, this site is more contained and adjacent to existing housing and recreational facilities.</p> <p>The site sits against a backdrop of existing residential development when viewed from the south and east and development of this site would not be considered to have a significant adverse impact.</p>
14. Flood Risk		Site within Flood Zone 1
15. Agricultural Land		Grade 7 (Urban) Agricultural Classification
16. Water Supply and Source Protection Zones		The site lies within Source Protection Zone 1. As such, any scheme would require mitigation in consultation with Environment Agency, however, it is considered this could be mitigated against.
17. Mineral Resources		Within a Building Stone Safeguarding Area identified in the Minerals & Waste Joint Plan, so an assessment of the minerals resource will be required to be produced for consideration by North Yorkshire County Council Planning Department as part of any planning application for this site.
18. School Capacity		Local Education Authority (NYCC) - Catchment school projected to exceed capacity and limited ability for expansion due to size of existing site. There are longer term plans to allocate a new school site as part of the South Cayton Strategic Growth area. Additional capacity may be able to be built into this school if required.
19. Capacity of Utility Providers		No objections have been received from any Utility Providers at this stage
20. Impact on Local Highway Network		NYCC – [ <i>Can access be achieved?</i> ] Yes [ <i>Comments</i> ] Site is currently within a 40mph speed limit and this should be reduced to 30mph to connect to the extended limit at Cayton, footway/cycleway links to Shire Close are desirable subject to land ownership. Alternative emergency link could only be provided to the Osgodby Lane frontage.
21. Impact on Strategic Highway Network		National Highways – Unlikely to have significant individual impact on Strategic Road Network
22. Land Use Conflicts		Compatible with existing and proposed dwellings in close proximity to the north, east and west.
23. Any Other Constraints?		No other known constraints at this time
<b>Stage 3 Deliverability</b>		
24. Land Ownership Constraints		The site is in single ownership and the site has been made available
25. Availability Constraints		The site is available immediately and there are no issues that require resolution
26. Viability		There do not appear to be any specific reasons to suggest delivery of the site would not be viable although no detailed evidence has been submitted.
27. Estimated Timescale for Delivery		The site is available for development, and could come forward within 0-5 years. Furthermore, the site is located within the defined Development Limits and could come forward prior to the adoption of this Local Plan subject to according with current Local Plan policies.
28. Estimated Yield	30	Based on 30dph of 1.02ha

Concluding Comments	The full site extends south towards Cayton, however, as discussed in Question 12, reducing the site to its northernmost portion is considered a suitable extension to the south of Eastfield whereby the site would extend as far south as the current Local Plan allocation (HA15) to the South of Rimington Way, Osgodby, to the east.
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Site Ref and Address: 09/01 Land South of 'Green Acres', Stoney Hags Road, Seamer		
Proposed Use: Housing		Site Area: 0.01ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		The site is of a size that would not deliver at least 5 dwellings as such it is not considered for allocation. The site may be considered for an amendment to the development limits, however, the site is located approximately 180 metres from the development limits as existing and extending the development limits is not considered appropriate in this location.
2. Designated Biological / Geological Sites		
3. Designated Historic Sites		
4. Coastal Change		
5. Flood Risk		
Stage 2		
6. Brownfield or Greenfield?		
7. Accessibility to Services Score		
8. Accessibility to Recreation Score		
9. Regional and Local Biodiversity		
10. Trees and Hedgerows		
11. Historic Environment		
12. Character of Built Area		
13. Impact on the Landscape		
14. Flood Risk		
15. Agricultural Land		
16. Water Supply and Source Protection Zones		
17. Mineral Resources		
18. School Capacity		
19. Capacity of Utility Providers		
20. Impact on Local Highway Network		
21. Impact on Strategic Highway Network		
22. Land Use Conflicts		
23. Any Other Constraints?		
Stage 3 Deliverability		
24. Land Ownership Constraints		

25. Availability Constraints		
26. Viability		
27. Estimated Timescale for Delivery		
28. Estimated Yield		
Concluding Comments		

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						50	1																					125

Site Ref and Address: 09/02 Land South of Hopper Hill Road, Scarborough Business Park		
Proposed Use: Housing		Site Area: 5.9ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		Although within the Parish of Seamer, the site is within Scarborough Urban Area
2. Designated Biological / Geological Sites		The site is within 5 kilometres of at least one SSSI and Forge Valley NNR. The site is of a sufficient distance from any designated site that it is not considered to have any direct impact.
3. Designated Historic Sites		There are no designated heritage assets within the site or within its setting.
4. Coastal Change		Site not at risk from coastal change
5. Flood Risk		Site not within Flood Zones 3a and 3b
Stage 2		
6. Brownfield or Greenfield?		Greenfield Site
7. Accessibility to Services Score		50
8. Accessibility to Recreation Score		1
9. Regional and Local Biodiversity		<p>North &amp; East Yorkshire Ecological Data Centre - Site adjacent Burton Riggs Gravel Pits LNR/SINCs. Legally Protected and Priority Species (Toad, Moorhen, Wall Butterfly) within the site; (9 Species of Birds, 7 Species of Waders and Waterfowl; Black Redstart, Grasshopper Warbler, Turtle Dove; Great Crested Newt, Smooth Newt, Frog, Palmate Newt, Toad; Protected Plants Spurge, Bee Orchid, Marsh Stitchwort, Small Heath Butterfly, Wall Butterfly, Cinnabar Moth, Noctule Bat, Pipistrelle Bat Species) within 500m of site. Priority habitats (Good quality semi-improved grassland) adjacent site.</p> <p>Yorkshire Wildlife Trust - Immediately adjacent to the boundary of YWT Burton Riggs Reserve – potential impacts of new residents and recreational impacts would need to be fully assessed.</p>
10. Trees and Hedgerows		Various trees and hedgerows border part of the site. In this instance, it would be likely developing the site would be with the retention of such vegetation wherever necessary.
11. Historic Environment		<p>SBC Conservation - Potential for buried archaeology given significant finds elsewhere.</p> <p>Historic England - There are no designated heritage assets in the vicinity of the site.</p>
12. Character of Built Area		Site located to the south of Business Park and any development would be considered to accord with the character of the built area through design considerations.
13. Impact on the Landscape		Site is to the immediate south of the Business Park which extends significantly to the north and east. As such, any development would be seen in the context of the Business Park and would therefore, not impact upon the wider landscape setting.
14. Flood Risk		Site within Flood Zone 1



15. Agricultural Land		Grade 3 Agricultural Land
16. Water Supply and Source Protection Zones		The site lies within Source Protection Zone 1. As such, any scheme would require mitigation in consultation with Environment Agency, however, it is considered this could be mitigated against.
17. Mineral Resources		Proposed site allocation 09/02 is within Sand & Gravel safeguarding area, so an assessment of the minerals resource will be required to be produced for consideration by North Yorkshire County Council Planning Department as part of any planning application for this site. Also see additional Land Use Conflicts comments.
18. School Capacity		Local Education Authority (NYCC) - The only primary school in this settlement is operating very close to capacity and serious concerns from highways about the ability of existing school site to accommodate any further expansion. Any further development in this settlement would require a quantum of houses which could provide a new school site, appropriate pupil yield and developer contributions. This would likely require the allocation of in excess of 800 dwellings.
19. Capacity of Utility Providers		No objections have been received from any Utility Providers at this stage
20. Impact on Local Highway Network		NYCC – <i>[Can access be achieved?]</i> Yes
21. Impact on Strategic Highway Network		National Highways - Further assessment of the potential impacts on the Strategic Highway Network would be required prior to development.
22. Land Use Conflicts		NYCC Minerals and Waste - Proposed site allocation is across the railway from existing Seamer Carr Household waste Recycling Centre and the Seamer Carr Waste Recycling site (both of which within Waste Safeguarded Areas in the Minerals and Waste Joint Plan Proposed site allocation is across railway from the Minerals and Waste Joint Plan Site Allocation WJP15: Seamer Carr. This is an allocation for waste management capacity for C and I waste.
23. Any Other Constraints?		<p>This site is currently allocated for the development of 'employment uses' (Class E(g)(i), E(g)(ii), E(g)(iii), B2 and B8 of the Use Classes Order) within the 2017 Scarborough Borough Local Plan. It is located at the south-west corner of Scarborough Business Park, bound to the north by established industrial uses at Hopper Hill Road, to the south and west by the Scarborough to Hull railway line and further allocated employment land to the east. Seamer Carr Waste Transfer Station also sits in close proximity, across the railway line to the south.</p> <p>In assessing the suitability of this site for housing, the key consideration relates to the compatibility between existing and prospective uses. As highlighted above, the area immediately surrounding the site is characterised by existing industrial uses, land allocated for industrial development and other 'bad neighbour' uses (railway line and waste transfer station). Fundamentally, residential development in this location would give rise to significant amenity issues that would impact existing and future occupants / businesses; noise, odour, other emissions or pollutants and traffic movements associated with adjacent industrial uses would have a significant detrimental impact on the amenity of prospective residents. Similarly, residential development in this location could limit the development potential of allocated employment land; restricting the types of businesses that could operate in this area.</p> <p>This site should be dismissed on the basis of the inherent incompatibility between the proposed residential use and both existing and planned uses in the surrounding area.</p>

Stage 3 Deliverability		
24. Land Ownership Constraints		The site is in single ownership and the site has been made available
25. Availability Constraints		The site is available immediately and there are no issues that require resolution
26. Viability		There do not appear to be any specific reasons to suggest delivery of the site would not be viable although no detailed evidence has been submitted.
27. Estimated Timescale for Delivery		As there are constraints that have been identified and the site is not to be allocated, the site will not come forward within the Plan period.
28. Estimated Yield	125	Based on 30dph of 70% developable site area
Concluding Comments		

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						70	2																				50

Site Ref and Address: 10/02 Former Filey Road Sports Centre, Filey Road, Scarborough		
Proposed Use: Housing / Retail / Care Home		Site Area: 2.43ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		Site within Development Limits of Scarborough Urban Area
2. Designated Biological / Geological Sites		Site would not have an impact on a designated biological / geological site
3. Designated Historic Sites		Significant impact on Conservation Area (density and urban grain) as well as impact on the setting of Grade II Listed former tennis pavilion and curtilage listed tennis courts and grandstand. Refer to internal comments by HE captured to 20/02417/PREAPP.
4. Coastal Change		Site not at risk from coastal change
5. Flood Risk		Site not within Flood Zones 3a and 3b
Stage 2		
6. Brownfield or Greenfield?		Brownfield Site
7. Accessibility to Services Score		70
8. Accessibility to Recreation Score		2
9. Regional and Local Biodiversity		North & East Yorkshire Ecological Data Centre - Protected and Priority Species (Swallow, House Sparrow, Wren, Sparrow hawk, Wheatear, Bluebell, Small Heath Butterfly, Grass Snake, Common Lizard, Unidentified Bats) within 500 metres of site.  Yorkshire Wildlife Trust - YWT has no comments to make on this allocation at this stage. Should any additional information come forward we would be happy to provide additional comments.
10. Trees and Hedgerows		Various tree and hedgerow coverage bordering the site. Where deemed a key feature, could be retained and integrated into development with only limited losses
11. Historic Environment		Historic England - The site is within Weaponness Conservation Area and includes The Club House at Scarborough Sports and Tennis Centre, a Grade II Listed Building. The site is also 150 metres north-west of the Grade II Listed Scarborough College. The Conservation Area appraisal identifies the buildings at the north end of the site as being of townscape merit. Development of this area could harm elements that contribute to the significance of these designated heritage assets.
12. Character of Built Area		Site is located within the Conservation Area as discussed in Question 11, and the site is immediately surrounded by large detached dwellinghouses – some of which have since been subdivided into flats. As such, any redevelopment of the site would be very sensitive in terms of its impact on the surrounding character. Whilst much of this impact might be mitigated through appropriate design, there may still be a partial detrimental impact.
13. Impact on the Landscape		Site located within an urban area and currently appears largely untidy due to the derelict sports centre on site.

14. Flood Risk		Site within Flood Zone 1
15. Agricultural Land		Grade 7 (Urban) Agricultural Classification
16. Water Supply and Source Protection Zones		No impact
17. Mineral Resources		Site not within a Mineral Safeguarding Area
18. School Capacity		Local Education Authority (NYCC) - Surplus primary places in area so at this time is not envisaged the contributions would be sought. For secondary some contributions may be sought for use at local secondary schools.
19. Capacity of Utility Providers		No objections have been received from any Utility Providers at this stage
20. Impact on Local Highway Network		NYCC – <i>[Can access be achieved?]</i> Yes <i>[Comments]</i> Existing access road is not perpendicular to Filey Road, re-alignment would be desirable to improve access and visibility
21. Impact on Strategic Highway Network		National Highways – Unlikely to have significant individual impact on Strategic Road Network
22. Land Use Conflicts		Site surrounded by residential development. Design would require consideration to ensure compatibility.
23. Any Other Constraints?		No other known constraints at this time.
Stage 3 Deliverability		
24. Land Ownership Constraints		The site is in single ownership and the site has been made available
25. Availability Constraints		Site would require clearing prior to delivery
26. Viability		No evidence has been submitted at this stage, however, there are likely to be significant costs associated with the clearance of the site.
27. Estimated Timescale for Delivery		As there are constraints that have been identified and the site is not to be allocated, however, this site is within the defined Development Limits and could, theoretically, come forward within the Local Plan period
28. Estimated Yield	50	
Concluding Comments	The site is in the form of the former sports centre, there are significant constraints associated with the impact on historic assets. The site is in the defined development limits and could come forward for delivery within the Local Plan period.	

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						83	4																				45

Site Ref and Address: 10/03 Former Skipton Building Society Site, Queen Margaret's Industrial Estate		
Proposed Use: Housing		Site Area: 1.47ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		Site is within Development Limits of Scarborough
2. Designated Biological / Geological Sites		Site would not have an impact on a designated biological / geological site
3. Designated Historic Sites		There are no designated heritage assets within the site or within its setting.
4. Coastal Change		Site not at risk from coastal change
5. Flood Risk		Site not within Flood Zones 3a and 3b
Stage 2		
6. Brownfield or Greenfield?		Brownfield Site
7. Accessibility to Services Score		83
8. Accessibility to Recreation Score		4
9. Regional and Local Biodiversity		North & East Yorkshire Ecological Data Centre - Protected and Priority Species (Various birds and waterfowl) within 500 metres of site.  Yorkshire Wildlife Trust - YWT has no comments to make on this allocation at this stage. Should any additional information come forward we would be happy to provide additional comments.
10. Trees and Hedgerows		Various tree and hedgerow coverage bordering the site and partially within it. Where deemed a key feature, could be retained and integrated into development with only limited losses
11. Historic Environment		SBC Conservation - No known impact on the historic environment.  Historic England - The site is 260 metres west of the boundary to Weaponness Conservation Area. Development of this area could harm elements which contribute to the significance of the Conservation Area.
12. Character of Built Area		Site is within Queen Margaret's Industrial Estate and therefore surrounded by associated uses as well as the Football Stadium to the north. As such, the redevelopment of the site would improve the appearance of the area.
13. Impact on the Landscape		Site located within an urban area and currently appears untidy due to the industrial building on site.
14. Flood Risk		Site within Flood Zone 1
15. Agricultural Land		Grade 7 (Urban) Agricultural Classification
16. Water Supply and Source Protection Zones		No impact
17. Mineral Resources		Site not within a Mineral Safeguarding Area
18. School Capacity		Local Education Authority (NYCC) - Surplus primary places in area so at this time is not envisaged the contributions would be sought. For secondary some contributions may be sought for use at local secondary schools.
19. Capacity of Utility Providers		No objections have been received from any Utility Providers at this stage

20. Impact on Local Highway Network		NYCC – <i>[Can access be achieved?]</i> The site does not connect to the highway. <i>[Comments]</i> Queen Margarets Industrial Estate road is not Highways Maintainable at Public Expense neither is Ashburn Road from Seamer Road. Any access road from the site to the highway if proposed for adoption by the LHA would have to be constructed to the required specification. Any access requirements will have to be agreed with the Local Highways Authority, Transport Assessment required. No direct vehicular access from Seamer Rd using the underpass. Access to the north - right turn refuge on Valley Rd, localised widening required. Access to the south - private industrial estate road will have to be made up to Highway Standards and its junction with Queen Margaret’s Road will have to be improved, localised road widening to provide right filter lane can be included on Queen Margaret’s Road.
21. Impact on Strategic Highway Network		National Highways – Unlikely to have significant individual impact on Strategic Road Network
22. Land Use Conflicts		Site surrounded by uses considered largely incompatible with residential development. The Football Stadium is adjacent to the north, the railway line (including the train maintenance bays) and industrial use (vehicle repair) to the west, and industrial units to the south. As such, it is considered residential development on this site would be incompatible with surrounding uses. Guidance ensures that, through the ‘agent of change’ principle that existing uses will not be required to bring about operational changes to mitigate impact on newer development such as housing. In such cases it is the opinion that residential development will generally be unsuitable unless mitigation is possible.
23. Any Other Constraints?		Potential land contamination associated with this brownfield site which would require resolving prior to the delivery of the site for redevelopment.
<b>Stage 3 Deliverability</b>		
24. Land Ownership Constraints		The site is in single ownership and the site has been made available
25. Availability Constraints		Site would require clearing prior to delivery
26. Viability		No evidence has been submitted at this stage, however, there are likely to be significant costs associated with the clearance of the site.
27. Estimated Timescale for Delivery		There are constraints that have been identified and the site is not proposed to be allocated, however, this site is within the defined Development Limits and could, theoretically, come forward within the Local Plan period
28. Estimated Yield	45	
Concluding Comments	Although the site is untidy in appearance and would benefit from redevelopment, the significant issue is the lack of compatibility of residential development with the existing surrounding land uses. The site is in the defined development limits and could come forward for delivery within the Local Plan period.	

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						89	3																				N/A

Site Ref and Address: 10/04 - 50-59 Newborough, Scarborough		
Proposed Use: Mixed Use incl Student Accom.		Site Area: 0.2ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		Site is within Development Limits of Scarborough
2. Designated Biological / Geological Sites		Site would not have an impact on a designated biological / geological site
3. Designated Historic Sites		Whilst outside of the Conservation Area the site is immediately adjacent to the Scarborough CA and therefore the site, if developed, could have significant impact on the setting of the CA, nearby Listed Buildings and the Castle Headland, the latter being a Scheduled Monument.
4. Coastal Change		Site not at risk from coastal change
5. Flood Risk		Site not within Flood Zones 3a and 3b
Stage 2		
6. Brownfield or Greenfield?		Brownfield Site
7. Accessibility to Services Score		89
8. Accessibility to Recreation Score		3
9. Regional and Local Biodiversity		North & East Yorkshire Ecological Data Centre - Protected and Priority Species (Blue tit, Robin, Black-necked grebe, Marsh stitchwort, Common porpoise, Daubenton's and Noctule Bats, Common Pipistrelle Bat) within 500 metres of site.  Yorkshire Wildlife Trust - YWT has no comments to make on this allocation at this stage. Should any additional information come forward we would be happy to provide additional comments.
10. Trees and Hedgerows		No vegetation on site
11. Historic Environment		Historic England - The site is located opposite a number of Listed buildings on three sides (east, south and west), including two Grade II* Listed Buildings, No's 5 and 7 Queen Street. Development of this area could harm elements which contribute to the significance of these designated heritage assets.
12. Character of Built Area		Site within the town centre and comprises largely vacant units. Surrounded by other town centre uses and it is likely a scheme could be designed that would be appropriate within its location.
13. Impact on the Landscape		Site located within an urban area and currently appears largely untidy due to the vacant buildings on much of the site
14. Flood Risk		Site within Flood Zone 1
15. Agricultural Land		Grade 7 (Urban) Agricultural Classification
16. Water Supply and Source Protection Zones		No impact
17. Mineral Resources		Site not within a Mineral Safeguarding Area

18. School Capacity		Local Education Authority (NYCC) - Site smaller than contributions threshold. No projected significant issues with catchment school accommodating further pupils. Surplus primary places in this area so at this time is not envisaged the contributions would be sought. For secondary some contributions may be sought for use at local secondary schools.
19. Capacity of Utility Providers		No objections have been received from any Utility Providers at this stage
20. Impact on Local Highway Network		NYCC – [Can access be achieved?] Yes [Comments] Parking to be provided to current NYCC guidance within the site.
21. Impact on Strategic Highway Network		National Highways – Unlikely to have significant individual impact on Strategic Road Network
22. Land Use Conflicts		Site surrounded by other town centre uses. Design would require consideration to ensure compatibility.
23. Any Other Constraints?		No other known constraints at this time.
<b>Stage 3 Deliverability</b>		
24. Land Ownership Constraints		The site is in single ownership and the site has been made available
25. Availability Constraints		Site would require clearing prior to delivery
26. Viability		No evidence has been submitted at this stage, however, there are likely to be significant costs associated with the clearance of the site.
27. Estimated Timescale for Delivery		Site scores well in the assessment, however, is already sited within the development limits and could come forward for delivery at any time. Planning application process would be the most appropriate means to bring forward this site.
28. Estimated Yield	N/A	Mixed use suggested in site submission
Concluding Comments		Site within the defined town centre and currently largely vacant. As the site is within the defined development limits, it is considered it could come forward within the Plan period and is not necessary to allocate.



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						N/A	N/A																				

Site Ref and Address: 10/05 Land to South of Park and Ride, Seamer Road, Scarborough		
Proposed Use: Employment		Site Area: 2.47ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		Site is well related to Scarborough Urban Area
2. Designated Biological / Geological Sites		The site is within 5 kilometres of at least one SSSI and Forge Valley NNR. The site is of a sufficient distance from any designated site that it is not considered to have any direct impact.
3. Designated Historic Sites		There are no designated heritage assets within the site or within its setting.
4. Coastal Change		Site not at risk from coastal change
5. Flood Risk		Site not within Flood Zones 3a and 3b
Stage 2		
6. Brownfield or Greenfield?		Greenfield Site
7. Accessibility to Services Score		N/A
8. Accessibility to Recreation Score		N/A
9. Regional and Local Biodiversity		North & East Yorkshire Ecological Data Centre - Site within 250m of The Mere LNR/SINCs. Legally Protected and Priority Species (Grass Snake, Common Lizard, Water Vole) within 500m of site. Priority habitats (Woodland Pasture and Parkland) within 100m of allocation boundary.  Yorkshire Wildlife Trust - YWT has no comments to make on this allocation at this stage. Should any additional information come forward we would be happy to provide additional comments.
10. Trees and Hedgerows		Various tree and hedgerow coverage bordering the site. Where deemed a key feature, could be retained and integrated into development with only limited losses
11. Historic Environment		SBC Conservation - No known impact on the historic environment  Historic England - There are no designated heritage assets in the immediate vicinity of the site. However, there are a number of Scheduled Monuments consisting of round and bowl barrows in the area (700m from site). One Scheduled Monument to the east of the site is included on the Heritage at Risk register.
12. Character of Built Area		Site is located in a gap between the Park and Ride site and Garden Centre on the eastern side of Seamer Road which is characterised by industrial / business uses. Opposite the site is the detached residential development at Edge Dell / Stoney Haggs Rise which is isolated from other residential development. As such, although the site has non-residential uses to both the north and south, the presence of residential development directly opposite the site is an important consideration and it is likely there would be some detrimental impact on the setting of these dwellings.

13. Impact on the Landscape		The site is located within the valley that characterises Seamer Road. Views are available across the site and beyond towards Oliver's Mount. Whilst there is a proliferation of industrial uses along the eastern side of Seamer Road, this is an important gap on this entrance in to Scarborough and its loss would have a detrimental impact on the landscape setting of this area.
14. Flood Risk		Site within Flood Zone 1
15. Agricultural Land		Grade 3 Agricultural Land
16. Water Supply and Source Protection Zones		No impact
17. Mineral Resources		Site not within a Mineral Safeguarding Area
18. School Capacity		Site not being considered for housing therefore not assessed in this regard
19. Capacity of Utility Providers		No objections have been received from any Utility Providers at this stage
20. Impact on Local Highway Network		NYCC – [Can access be achieved?] preferred access would be via Park and Ride site signalled junction
21. Impact on Strategic Highway Network		National Highways – Unlikely to have significant individual impact on Strategic Road Network
22. Land Use Conflicts		Site is located to the south of the Park and Ride site, to the east of Edge Dell / Stoney Haggs Rise residential properties and to the north of a Garden Centre. Design should consider the impact on all surrounding uses.
23. Any Other Constraints?		<p>The site has been submitted for employment use. The Borough Council is in the process of updating its Employment Land Review (ELR), which establishes current and future needs for 'employment land' (uses falling under Class E(g)(i), E(g)(ii), E(g)(iii), B2 and B8 of the Use Classes Order). While this work is yet to be completed, the initial findings suggest that the level of quantitative demand will be below that identified in the previous ELR (around 35 hectares), which informed the production of the 2017 Local Plan.</p> <p>There remains over 30 hectares of undeveloped employment land at Scarborough Business Park across Local Plan (policy EG3) allocations EMP-A1, EMP-A2, EMP-A4 and EMP-A5. A further 37 hectares of land is 'protected' for the further expansion of the Business Park by policy EG4. Given the disparity between demand and supply, and in the absence of the wider strategic rationale for retaining the extensive allocations at Scarborough Business Park, the submitted site is not required to meet identified quantitative needs. Moreover, in the absence of sufficient demand, the allocation of this site could undermine the long-term viability and vitality of more centrally located employment clusters. The site should be dismissed on this basis.</p>
Stage 3 Deliverability		
24. Land Ownership Constraints		The site is in single ownership and the site has been made available
25. Availability Constraints		The site is available immediately and there are no issues that require resolution
26. Viability		There do not appear to be any specific reasons to suggest delivery of the site would not be viable although no detailed evidence has been submitted.
27. Estimated Timescale for Delivery		As there are constraints that have been identified and the site is not to be allocated, the site will not come forward within the Plan period.
28. Estimated Yield	N/A	Site submitted for other uses
Concluding Comments		The site has been submitted for employment use, as explained in Question 23 of this assessment, there are sufficient sites allocated within the Local Plan that means this site is not required to meet identified quantitative needs and is therefore

	dismissed. Notwithstanding this, there are also issues with the suitability of the site in relation to the impact on the landscape and character of the built area with the site located directly opposite residential development.
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						51	4																				100

Site Ref and Address: 10/06 Land to the North of Stepney Road, Scarborough		
Proposed Use: Housing		Site Area: 4.77ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		Site is well related to Scarborough Urban Area
2. Designated Biological / Geological Sites		The site is within 5 kilometres of at least one SSSI and Forge Valley NNR. The site is of a sufficient distance from any designated site that it is not considered to have any direct impact.
3. Designated Historic Sites		There are no designated heritage assets within the site or within its setting.
4. Coastal Change		Site not at risk from coastal change
5. Flood Risk		Site not within Flood Zones 3a and 3b
Stage 2		
6. Brownfield or Greenfield?		Greenfield Site
7. Accessibility to Services Score	51	
8. Accessibility to Recreation Score	4	
9. Regional and Local Biodiversity		North & East Yorkshire Ecological Data Centre - Site within 250m of Rowbrow Wood LNR/SINC. Legally Protected and Priority Species (Great crested newt, Palmate newt, Marsh harrier, Kestrel, Bluebell, Hedgehog, Otter, Badger, Unidentified Myotis bat, Unidentified Pipistrelle bat, Soprano Pipistrelle bat, Brown long-eared bat, Noctule bat) within 500m of site.  Yorkshire Wildlife Trust - This site immediately adjoins the boundary of Harland Mount YWT Reserve. Therefore recreational pressure is likely to be a significant issue.
10. Trees and Hedgerows		Some tree cover and hedgerows, though they should be capable of retention within any development.
11. Historic Environment		SBC Conservation - Significant impact on the character and appearance of the historic landscape, by virtue of the site being a steep slope situated on one side of a picturesque valley with potential buried remains in close proximity.  Historic England - There are a large number of Scheduled Monuments consisting of round and bowl barrows, segments of a prehistoric linear boundary and the ruins of Baron Albert's Tower, 600 metres to the west of the site across the valley. One of Scheduled Monuments (three barrows at Seamer Beacon and the ruins of Baron Albert's Tower) is included on the Heritage at Risk register. Development of this area could harm elements which contribute to the significance of these designated heritage assets. An appropriate archaeological assessment is required before allocating this site.
12. Character of Built Area		This would extend the fringe of the town into the open countryside and would alter the approach in to the town from Stepney Road which has a gentle transition from Stepney Hill Farm, towards the residential properties

		further east along Stepney Road itself. Additionally, the site is in close proximity to Woodlands Cemetery and Crematorium to the north-west, and development of this site would significantly alter the character of this part of Scarborough.
13. Impact on the Landscape		<p>The area is designated within the Landscape Study as M1 – Olivers Mount Wooded Escarpment. Whilst the further work on sensitivity did not cover this specific area it did refer to the land to the immediate south. As such it is considered prudent to take on board these comments as the land is adjacent and similar in form and quality. The area to the south is considered to be very sensitive to development and should be conserved as part of the towns green infrastructure. It is also a very contained environment.</p> <p>The impact on the landscape of this site is likewise considered to be significant. This site is the transition into open countryside and the National Park beyond. Views of the site from such points will be adversely altered as will longer views from public viewpoints accessed off the top of Stepney Hill Road. Existing development sits comfortably in this landscape and is hidden from many viewpoints, however, the breaking of this existing building line will not be screened and will be very prominent.</p>
14. Flood Risk		Site within Flood Zone 1
15. Agricultural Land		Grade 3 Agricultural Land
16. Water Supply and Source Protection Zones		No impact
17. Mineral Resources		Site not within a Mineral Safeguarding Area
18. School Capacity		Local Education Authority (NYCC) - No projected significant issues with catchment school accommodating further pupils. Surplus primary places in this area so at this time is not envisaged the contributions would be sought. For secondary some contributions may be sought for use at local secondary schools.
19. Capacity of Utility Providers		No objections have been received from any Utility Providers at this stage
20. Impact on Local Highway Network		NYCC – [Can access be achieved?] Yes [Comments] Due to the location of the site any access requirements will have to be agreed with the Local Highways Authority, TA required. Widening to incorporate right turn filter, access location to meet visibility requirements. NO vehicular access onto Plaxton Court or onto Woodland Drive via 10/08
21. Impact on Strategic Highway Network		National Highways – Unlikely to have significant individual impact on Strategic Road Network
22. Land Use Conflicts		Site alongside residential development to the east. Agricultural buildings alongside the site at its southern end. In both instances, design would be required to resolve any issues.
23. Any Other Constraints?		The topography of the site would be particularly challenging at particular points and may reduce the developable part of the site.
<b>Stage 3 Deliverability</b>		
24. Land Ownership Constraints		The site is in single ownership and the site has been made available
25. Availability Constraints		The site is available immediately and there are no issues that require resolution
26. Viability		There do not appear to be any specific reasons to suggest delivery of the site would not be viable although no detailed evidence has been submitted.
27. Estimated Timescale for Delivery		As there are constraints that have been identified and the site is not to be allocated, the site will not come forward within the Plan period.

28. Estimated Yield	100	Based on 30 dph of 70% developable site area
Concluding Comments	Site considered to significantly impact upon the character of the area and its landscape setting.	

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						57	2																				480

Site Ref and Address: 10/07 Land at Springhouse Farm, Filey Road, Scarborough		
Proposed Use: Housing		Site Area: 23.04ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		Site is well related to Scarborough Urban Area
2. Designated Biological / Geological Sites		Site alongside Cayton, Cornelian and South Bay SSSI which must be fully investigated prior to any development to determine whether any or all of the site could come forward without any detriment.
3. Designated Historic Sites		There are no designated heritage assets within the site or within its setting.
4. Coastal Change		Approximately the easternmost 40 metres of the site are located within the 100 year coastal erosion zone. This part of the site is removed from consideration in accordance with the NPPF which ensures Local Planning Authorities protect against the risks of climate change including coastal change. Once this part of the site is removed from consideration, the assessment considers the remaining part of the site.
5. Flood Risk		Site not within Flood Zones 3a and 3b
Stage 2		
6. Brownfield or Greenfield?		Greenfield Site
7. Accessibility to Services Score		57
8. Accessibility to Recreation Score		2
9. Regional and Local Biodiversity		<p>North &amp; East Yorkshire Ecological Data Centre - Legally Protected and Priority Species (Badger) within the site; (8 Species of birds; Toad, House martin, Turtle dove, Protected plants bluebell, Tubular water-dropwort, White-beaked dolphin, slow-worm, adder, unidentified bats) within 500m of site. Priority habitats (Deciduous Woodland) adjacent site.</p> <p>Yorkshire Wildlife Trust - This site lies immediately adjacent to Cayton, Cornelian and South Bay SSSI – therefore recreational pressure is likely to be a significant issue.</p>
10. Trees and Hedgerows		Some vegetation bordering parts of the site. Design would be expected to incorporate these where they are considered worthy of retention. The retention would be particularly important along the eastern boundary of the site along the Cleveland Way footpath.
11. Historic Environment		<p>SBC Conservation - Significant impact on the heritage coast, non-statutory designation as detailed by Historic England in their Coast Assessment reports. Potential for archaeological remains.</p> <p>Historic England - There are no designated heritage assets in the vicinity of the site.</p>
12. Character of Built Area		Site located in an area characterised by dwellinghouses along Filey Road / Cornelian Drive, and it likely a development could be designed that would match the character of the existing area.

13. Impact on the Landscape		The site has extensive views across the field towards the Cleveland Way footpath, the vegetation at the cliff top and the coastal landscape setting. This is the first such example to the south of the town of an area comprising rolling farmland with close ties to the coast. This site in particular borders the coastal designations and would have a significant impact on this coastal landscape. The area is also a well used recreational route for residents and visitors and the development of this site would impact on views from the south and east. This area is currently part of the transition from the urban area to the more dispersed pattern of development in the south.
14. Flood Risk		Site within Flood Zone 1
15. Agricultural Land		Grade 3 Agricultural Land
16. Water Supply and Source Protection Zones		No impact
17. Mineral Resources		Site not within a Mineral Safeguarding Area
18. School Capacity		Local Education Authority (NYCC) - The catchment school is operating close to capacity with no opportunity for expansion on existing site. However, there are surplus primary places in the wider area so at this time is not envisaged the contributions would be sought. For secondary some contributions may be sought for use at local secondary schools.
19. Capacity of Utility Providers		No objections have been received from any Utility Providers at this stage
20. Impact on Local Highway Network		NYCC – [Can access be achieved?] Yes [Comments] Due to the location of the site any access requirements will have to be agreed with the Local Highways Authority, Transport Assessment required. Localised widening to incorporate right turn filter, access location to meet visibility requirements.
21. Impact on Strategic Highway Network		National Highways - Further assessment of the potential impacts on the Strategic Highway Network would be required prior to development.
22. Land Use Conflicts		Site alongside proposed or existing residential development to the north, south and west. Cleveland Way Public footpath alongside site to the east. Design would require consideration to ensure compatibility.
23. Any Other Constraints?		Presence of underground sewerage infrastructure that would require significant investigative works to fully understand whether the site could be delivered and what mitigation may be required. No evidence has been submitted at this stage and the site is scored accordingly. Notwithstanding the earlier comments (Question 4), it is widely accepted coastal change is a significant issue in the vicinity with the site immediately north of Knipe Point.
Stage 3 Deliverability		
24. Land Ownership Constraints		The site is in single ownership and the site has been made available
25. Availability Constraints		The site is available immediately and there are no issues that require resolution
26. Viability		No evidence has been submitted at this stage, however, there appear to be significant constraints that would require resolving prior to development of the site (see Question 23).
27. Estimated Timescale for Delivery		As there are constraints that have been identified and the site is not to be allocated, the site will not come forward within the Plan period.
28. Estimated Yield	480	Based on 30dph of 70% developable site area
Concluding Comments		There are significant constraints associated with the potential development of the site. Question 23 highlights two specific issue which require extensive investigation and no evidence in either regard has been submitted at this time. There are



	additional impacts in terms of the impact on the landscape and proximity to the public footpath and designated sites to the east.
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						59	4																				45

Site Ref and Address: 10/08 Land at Woodlands Drive, Scarborough		
Proposed Use: Housing		Site Area: 1.48ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		Site is well related to Scarborough Urban Area
2. Designated Biological / Geological Sites		The site is within 5 kilometres of at least one SSSI and Forge Valley NNR. The site is of a sufficient distance from any designated site that it is not considered to have any direct impact.
3. Designated Historic Sites		There are no designated heritage assets within the site or within its setting.
4. Coastal Change		Site not at risk from coastal change
5. Flood Risk		Site not within Flood Zones 3a and 3b
Stage 2		
6. Brownfield or Greenfield?		Greenfield Site
7. Accessibility to Services Score		59
8. Accessibility to Recreation Score		4
9. Regional and Local Biodiversity		<p>North &amp; East Yorkshire Ecological Data Centre - Protected and Priority Species (Otter) within site; (Great crested newt, Smooth newt, Palmate newt, Marsh harrier, kestrel, Bluebell, Hedgehog, Otter, Noctule bat) within 500 metres of site.</p> <p>Yorkshire Wildlife Trust - This site lies 530 m to the north of Harland Mount YWT Reserve and immediately adjacent to proposed site 10/06 which lies adjacent to the reserve. Therefore recreational pressure is likely to be a significant issue and cumulative impacts of the two sites would need to be assessed. Potential recreational impacts should be explored.</p>
10. Trees and Hedgerows		Some tree cover and hedgerows, though they should be capable of retention within any development. The trees that form a corridor either side of Woodlands Drive enhance the area and act as a very attractive setting along the road to the cemetery. The loss of even part of this would impact on this approach to the cemetery. For the purpose of this assessment, it is assumed access would be brought from Plaxton Court to the north.
11. Historic Environment		<p>SBC Conservation - Observing LIDAR and satellite imagery of the site a broad bank curving across the main field may be of some archaeological interest as it doesn't look to be natural.</p> <p>Historic England - There are a large number of Scheduled Monuments consisting of round and bowl barrows, segments of a prehistoric linear boundary and the ruins of Baron Albert's Tower, 600 metres to the west of the site across the valley. One of Scheduled Monuments (three barrows at Seamer Beacon and the ruins of Baron</p>

		Albert's Tower) is included on the Heritage at Risk register. Development of this area could harm elements which contribute to the significance of these designated heritage assets. An appropriate archaeological assessment is required before allocating this site.
12. Character of Built Area		This would extend the fringe of the town into the open countryside and would also result in the loss of the important gap between the town and the Crematorium. The approach along Woodlands Drive up towards the Crematorium is characterised by the tree-lined road and the adjoining open fields and its loss would impact on the setting and transition to the Crematorium.
13. Impact on the Landscape		<p>The area is designated within the Landscape Study as M1 – Olivers Mount Wooded Escarpment. Whilst the further work on sensitivity did not cover this specific area it did refer to the land to the immediate south. As such it is considered prudent to take on board these comments as the land is adjacent and similar in form and quality. The area to the south is considered to be very sensitive to development and should be conserved as part of the towns green infrastructure. It is also a very contained environment.</p> <p>The impact on the landscape of this site is likewise considered to be significant. This site is the transition into open countryside and the National Park beyond. Views of the site from such points will be adversely altered as will longer views from public viewpoints accessed off the top of Stepney Hill Road. Existing development sits comfortably in this landscape and is hidden from many viewpoints, however, the breaking of this existing building line will not be screened and will be very prominent. The other landscape impact is on the road to the Crematorium and Cemetery. The road transitions from the urban area to the more peaceful setting of these community facilities. The further encroachment of development toward the Crematorium will adversely affect the landscape and geographical setting of said facilities and would adversely affect the peaceful and quiet setting of these areas.</p>
14. Flood Risk		Site within Flood Zone 1
15. Agricultural Land		Grade 3 Agricultural Land
16. Water Supply and Source Protection Zones		No impact
17. Mineral Resources		Site not within a Mineral Safeguarding Area
18. School Capacity		There are not projected to be significant issues with catchment school accommodating some further pupils. Surplus primary places currently available in this area so at this time is not envisaged the contributions would be sought. For secondary some contributions may be sought for use at local secondary schools.
19. Capacity of Utility Providers		No objections have been received from any Utility Providers at this stage
20. Impact on Local Highway Network		NYCC – [ <i>Can access be achieved?</i> ] Yes [ <i>Comments</i> ] Access off Plaxton Court. NO vehicular access onto Stepney Road via 10/06
21. Impact on Strategic Highway Network		National Highways – Unlikely to have significant individual impact on Strategic Road Network
22. Land Use Conflicts		As previously discussed, site in close proximity to crematorium (the impact upon which has already been considered), and residential development to the east. Design would be required to consider mitigation.
23. Any Other Constraints?		No known constraints at this time
Stage 3 Deliverability		
24. Land Ownership Constraints		The site is in single ownership and the site has been made available

25. Availability Constraints		The site is available immediately and there are no issues that require resolution
26. Viability		There do not appear to be any specific reasons to suggest delivery of the site would not be viable although no detailed evidence has been submitted.
27. Estimated Timescale for Delivery		As there are constraints that have been identified and the site is not to be allocated, the site will not come forward within the Plan period.
28. Estimated Yield	45	Based on 30 dph
Concluding Comments	Site considered to significantly impact upon the character of the area and its landscape setting. This is exacerbated by the impact upon the setting of the crematorium which is accessed alongside this site.	

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	
						63	3																					300

Site Ref and Address: 10/09a Land between Filey Road and A165, Scarborough		
Proposed Use: Housing		Site Area: 7.35ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		Site is well related to Scarborough Urban Area
2. Designated Biological / Geological Sites		The site is within 5 kilometres of at least one SSSI. The site is of a sufficient distance from any designated site that it is not considered to have any direct impact.
3. Designated Historic Sites		There are no designated heritage assets within the site or within its setting.
4. Coastal Change		Site not at risk from coastal change
5. Flood Risk		Site not within Flood Zones 3a and 3b
Stage 2		
6. Brownfield or Greenfield?		Greenfield Site
7. Accessibility to Services Score		63
8. Accessibility to Recreation Score		3
9. Regional and Local Biodiversity		North & East Yorkshire Ecological Data Centre - Legally Protected and Priority Species (Swallow and Wren, Common cottongrass, bluebell, Knotted pearwort) within 500m of site; (Common frog, 19 further bird species, 24 plant species, 3 species of notable beetles, grass snake, adder, Common lizard, Water vole, badger, Unidentified plant species within 1km). Priority habitats (Deciduous Woodland) within 100 metres of site.  Yorkshire Wildlife Trust - This site lies close (c500-600m) to Cayton, Cornelian and South Bay SSSI – therefore recreational pressure is likely to be a significant issue.
10. Trees and Hedgerows		Various tree and hedgerow coverage bordering the site. Where deemed a key feature, could be retained and integrated into development with only limited losses
11. Historic Environment		SBC Conservation - Potential for buried archaeological remains to be present on the site given the close proximity to other known pre-historic burial sites and high status roman remains. Potential minor impact on setting of Scarborough Castle as one approaches from Filey.
12. Character of Built Area		This development along the entirety of the escarpment behind Sea View would change the character of the area up a steep slope which sets the backdrop for this area. The impact on these neighbouring properties would be significant in this location and have a dominant impact in certain areas of the site.
13. Impact on the Landscape		The area crosses designations within the Landscape Study with the majority being within M1 – Olivers Mount Wooded Escarpment. A small part is within E3 – Eastfield Tabular Hills. As mentioned in previous constraint, the part of the site behind Sea View (southern part of site) would be highly prominent from the former A165 and the coastal area and would dominate the current feature escarpment behind existing residential development.

		It is also considered that there would be a substantial impact on the landscape in respect of the view as leaving the town at and to the east of the large roundabout. This area is characterised by the golf course to the west and this expanse of countryside that filters into the urban area to the east. It is not considered that any development could be successfully incorporated into this location without having an unacceptable detrimental effect.
14. Flood Risk		Site within Flood Zone 1
15. Agricultural Land		Grade 3 Agricultural Land
16. Water Supply and Source Protection Zones		No impact
17. Mineral Resources		No site specific comments received at this time.
18. School Capacity		No site specific comments received at this time.
19. Capacity of Utility Providers		No objections have been received from any Utility Providers at this stage
20. Impact on Local Highway Network		No site specific comments received at this time. Site scored accordingly but more information required at next stage of process
21. Impact on Strategic Highway Network		National Highways – Unlikely to have significant individual impact on Strategic Road Network
22. Land Use Conflicts		The site is steep and slopes up from adjoining existing residential development and this could create serious and unavoidable overlooking and a negative impact on existing residential amenity. Subject to appropriate design, locating of buildings and potentially avoiding certain ‘tight’ locations it is assumed this could be mitigated.
23. Any Other Constraints?		Major topographical constraints making viability of development difficult. The topography also results in overlooking as explained in previous comments.
<b>Stage 3 Deliverability</b>		
24. Land Ownership Constraints		The site is in single ownership and the site has been made available
25. Availability Constraints		The site is available immediately and there are no issues that require resolution
26. Viability		No evidence has been submitted at this stage, however, there are likely to be significant costs associated with the topography of the site.
27. Estimated Timescale for Delivery		As there are constraints that have been identified and the site is not to be allocated, the site will not come forward within the Plan period.
28. Estimated Yield	300	Based on 30 dph of 70% developable site area
Concluding Comments		There remain questions over the deliverability of the full site in respect of access. Furthermore, the topographical nature and prominent location of this site on the exit from Scarborough means that it will be very dominant and elevated within the landscape. There are also concerns over the impact on existing residential properties to the east although it is accepted that such impact can often be designed out, though this would likely be at the cost of the overall yield.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
						N/A	N/A																				N/A

Site Ref and Address: 10/09b Land between Sea View Crescent and A165, Scarborough		
Proposed Use: Pub/Hotel/Solar Farm/Community Orchard/EV Charging Station/Battery Storage/Retail Units/Supermarket		Site Area: 10.91ha
Question	Score	Commentary
<b>Stage 1</b>		
1. Conformity with Settlement Hierarchy		The site is well related to Scarborough Urban Area
2. Designated Biological / Geological Sites		The site is within 5 kilometres of at least one SSSI. The site is of a sufficient distance from any designated site that it is not considered to have any direct impact.
3. Designated Historic Sites		There are no designated heritage assets within the site or within its setting.
4. Coastal Change		Site not at risk from coastal change
5. Flood Risk		Site not within Flood Zones 3a and 3b
<b>Stage 2</b>		
6. Brownfield or Greenfield?		Greenfield Site
7. Accessibility to Services Score		N/A
8. Accessibility to Recreation Score		N/A
9. Regional and Local Biodiversity		North & East Yorkshire Ecological Data Centre - Legally Protected and Priority Species (Common toad, 11 species of bird, Turtle dove, Tubular water-dropwort, Common cottongrass, bluebell, Knotted pearlwort, Two species of notable beetle, White-beaked dolphin, Slow-worm, Adder, Badger, Unidentified bat species) within 500m of site; (Common frog, a further 15 species of bird, Slow-worm, Grass Snake, Adder, Common lizard, Water vole, Badger) within 1km of the site. Priority habitats (Deciduous Woodland) adjacent site.  Yorkshire Wildlife Trust - This site lies close (c500-600m) to Cayton, Cornelian and South Bay SSSI – therefore recreational pressure is likely to be a significant issue.
10. Trees and Hedgerows		Various tree and hedgerow coverage bordering the site. Where deemed a key feature, could be retained and integrated into development with only limited losses
11. Historic Environment		SBC Conservation - Potential for buried archaeological remains to be present on the site given the close proximity to other known pre-historic burial sites and high status roman remains. Potential minor impact on setting of Scarborough Castle as one approaches from Filey.
12. Character of Built Area		This development along the entirety of the escarpment behind Sea View would change the character of the area up a steep slope which sets the backdrop for this area. The impact on these neighbouring properties would be significant in this location and have a dominant impact in certain areas of the site.
13. Impact on the Landscape		The area crosses designations within the Landscape Study with the majority being within M1 – Olivers Mount Wooded Escarpment. A small part is within E3 – Eastfield Tabular Hills. As mentioned in previous constraint, the

		<p>part of the site behind Sea View (southern part of site) would be highly prominent from the former A165 and the coastal area and would dominate the current feature escarpment behind existing residential development.</p> <p>It is also considered that there would be a substantial impact on the landscape in respect of the view as leaving the town at and to the east of the large roundabout. This area is characterised by the golf course to the west and this expanse of countryside that filters into the urban area to the east. It is not considered that any development could be successfully incorporated into this location without having an unacceptable detrimental effect.</p>
14. Flood Risk		Site within Flood Zone 1
15. Agricultural Land		Grade 3 Agricultural Land
16. Water Supply and Source Protection Zones		Part of the southern and western edges of the site lie within Source Protection Zone 3. As such, any scheme would require mitigation in consultation with Environment Agency, however, it is considered this could be mitigated against.
17. Mineral Resources		No site specific comments received at this time.
18. School Capacity		Site not being considered for housing therefore not assessed in this regard
19. Capacity of Utility Providers		No objections have been received from any Utility Providers at this stage
20. Impact on Local Highway Network		No site specific comments received at this time. Site scored accordingly but more information required at next stage of process
21. Impact on Strategic Highway Network		National Highways – Unlikely to have significant individual impact on Strategic Road Network
22. Land Use Conflicts		The site is steep and slopes up from adjoining existing residential development and this could create serious and unavoidable overlooking and a negative impact on existing residential amenity. Subject to appropriate design, locating of buildings and potentially avoiding certain ‘tight’ locations it is assumed this could be mitigated.
23. Any Other Constraints?		Major topographical constraints making viability of development on much of the site difficult. The topography also results in overlooking as explained in previous comments.
<b>Stage 3 Deliverability</b>		
24. Land Ownership Constraints		The site is in single ownership and the site has been made available
25. Availability Constraints		The site is available immediately and there are no issues that require resolution
26. Viability		No evidence has been submitted at this stage, however, there are likely to be significant costs associated with the topography of the site.
27. Estimated Timescale for Delivery		As there are constraints that have been identified and the site is not to be allocated, the site will not come forward within the Plan period.
28. Estimated Yield	N/A	Site submitted for other uses
Concluding Comments		There remain questions over the deliverability of the full site in respect of access. Furthermore, the topographical nature and prominent location of this site on the exit from Scarborough means that it will be very dominant and elevated within the landscape. There are also concerns over the impact on existing residential properties to the east although it is accepted that such impact can often be designed out, though this would likely be at the cost of the overall yield.



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
						48	1																				65

Site Ref and Address: 12/01 - Land to North of Seamer Road, East Ayton		
Proposed Use: Housing	Site Area: 3.2 ha	
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		Site is well related to East Ayton (Service Village)
2. Designated Biological / Geological Sites		This site is within 5 kilometres of at least one SSSI and Forge Valley NNR. The site is of a scale that is not considered to have an unacceptable detrimental impact on any nationally or internationally designated site.
3. Designated Historic Sites		There are no designated heritage assets within the site or within its setting.
4. Coastal Change		Site not at risk from coastal change
5. Flood Risk		Site not within Flood Zones 3a and 3b
Stage 2		
6. Brownfield or Greenfield?		Greenfield Site
7. Accessibility to Services Score		48
8. Accessibility to Recreation Score		1
9. Regional and Local Biodiversity		<p>North &amp; East Yorkshire Ecological Data Centre - Protected and Priority Species (Bluebell, bird's-nest orchid, Hedgehog, myotis bat species, noctule bat, common pipistrelle bat, soprano pipistrelle bat, brown long-eared bat) within 500 metres of site.</p> <p>Yorkshire Wildlife Trust - YWT has no comments to make on this allocation at this stage. Should any additional information come forward we would be happy to provide additional comments.</p>
10. Trees and Hedgerows		The site has some hedgerows, however, little vegetation of note. If considered necessary to retain, could be integrated into scheme.
11. Historic Environment		<p>SBC Conservation - Significant buried archaeological remains have been found on the Housing Allocation site to the immediate north of Site 12/01. The host site forms part of the same historic landscape, and upon inspecting the July 2018 google satellite imagery earthworks, field boundaries of antiquity are present. If considered to be an appropriate site in all other respects, I would suggest comprehensive trial trenching be undertaken before the principle of development is considered acceptable.</p> <p>Historic England - Whilst there are no designated heritage assets in the vicinity of the site the site shows signs of archaeological potential. Evidence of Iron Age and Roman structures from aerial photos, and some postmedieval ridge and furrow, which may mask the full extent of earlier archaeology. An appropriate archaeological assessment is be required before allocating this site.</p>

12. Character of Built Area		The development would extend the village between Seamer Road and the A170. It is not considered that this would necessarily harm the built form of the village itself if developed in part, however, it is considered that development along Seamer Road would be more harmful by extending the village out into the countryside.
13. Impact on the Landscape		This site lies within the landscape designation E2 – East Ayton Tabular Foothills.  The site is visually prominent when viewed from a major entrance into the village from Seamer. The open nature prior to the fairly well vegetated areas soften the transition from the open countryside in to East Ayton and developing the full site would impact upon this forming a hard edge with significant areas of residential properties having the appearance of sprawling in to the open countryside.
14. Flood Risk		Site within Flood Zone 1
15. Agricultural Land		Grade 2 Agricultural Land
16. Water Supply and Source Protection Zones		The site lies within Source Protection Zone 1. As such, any scheme would require mitigation in consultation with Environment Agency, however, it is considered this could be mitigated against.
17. Mineral Resources		Proposed site allocation is within the following safeguarding areas: Sand & Gravel; Limestone; Building Stone, so an assessment of the minerals resource will be required to be produced for consideration by North Yorkshire County Council Planning Department as part of any planning application for this site. It is also within the NYMNP Limestone Resource 500 metre buffer so the North York Moors National Park Authority should be consulted on this proposed allocation.
18. School Capacity		Local Education Authority (NYCC) - The only primary school in this settlement is operating very close to capacity and serious concerns from highways about the ability of existing school site to accommodate any further expansion. Any further development in this settlement would require a quantum of houses which could provide a new school site, appropriate pupil yield and developer contributions. This would likely require the allocation of in excess of 800 dwellings.
19. Capacity of Utility Providers		No objections have been received from any Utility Providers at this stage
20. Impact on Local Highway Network		NYCC – [ <i>Can access be achieved?</i> ] Yes [ <i>Comments</i> ] Site is within National speed limit, suggest new 40mph buffer minimum
21. Impact on Strategic Highway Network		National Highways – Unlikely to have significant individual impact on Strategic Road Network
22. Land Use Conflicts		Residential adjacent so should be acceptable subject to amenity considerations. There is a public right of way across the western boundary of this site and this should be retained (or relocated/improved) and the development pulled away if necessary.
23. Any Other Constraints?		No known constraints at this time.
Stage 3 Deliverability		
24. Land Ownership Constraints		The site is in single ownership and the site has been made available
25. Availability Constraints		The site is available immediately and there are no issues that require resolution
26. Viability		No evidence has been submitted at this stage, however, there appear to be education capacity constraints that would require resolving prior to development of the site (see Question 18).
27. Estimated Timescale for Delivery		As there are constraints that have been identified and the site is not to be allocated, the site will not come forward within the Plan period.

28. Estimated Yield	65	Based on 30dph of 70% developable site area
Concluding Comments	Development of this site in full would form the continued expansion of East Ayton to the east representing intrusion into the open countryside. The approach from Seamer into East Ayton is rural in character with the village itself not starting until beyond the telephone exchange building. An extension of the limits to here would see a clear intrusion into the countryside to the detriment of the setting of the village and would also cause significant issues in terms of education capacity in East Ayton.	

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						37	2																				95

Site Ref and Address: 12/02 - Land to North of A170, East Ayton		
Proposed Use: Housing	Site Area: 4.53ha	
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		Site is well related to East Ayton (Service Village)
2. Designated Biological / Geological Sites		The site is within 5 kilometres of at least one SSSI and Forge Valley NNR. The site is of a sufficient distance from any designated site that it is not considered to have any direct impact.
3. Designated Historic Sites		There are no designated heritage assets within the site, the impact of a Scheduled Ancient Monument in close proximity is considered in Q11
4. Coastal Change		Site not at risk from coastal change
5. Flood Risk		Site not within Flood Zones 3a and 3b
Stage 2		
6. Brownfield or Greenfield?		Greenfield Site
7. Accessibility to Services Score		37
8. Accessibility to Recreation Score		2
9. Regional and Local Biodiversity		<p>North &amp; East Yorkshire Ecological Data Centre - Site within 250m of Betton Farm Road Verges LNR/SINC. Legally Protected and Priority Species (Eel, Brown/Sea trout, grayling fish, Bluebell, Bird's nest orchid, Bee orchid, Hedgehog, Myotis bat species, Noctule bat, common pipistrelle bat, soprano pipistrelle bat, brown long-eared bat) within 500m of site.</p> <p>Yorkshire Wildlife Trust - Betton Farm Road Verges SINC which lie 90 m from the proposed site should be protected during works.</p>
10. Trees and Hedgerows		Some vegetation at various points of the boundary of the site, where deemed worthy of retention could be adequately integrated into a scheme. More significant areas of vegetation to the north of the site, again, this could be successfully integrated.
11. Historic Environment		<p>SBC Conservation - The site does not have any designated heritage assets within it, but is in very close proximity to a Scheduled Ancient Monument (List entry 1008128) being a Bowl barrow, and therefore any development of the site would adversely impact upon the setting of this designated heritage asset.</p> <p>As well as adversely impacting upon the nearby Scheduled Monument, the development of the site would no doubt impact upon the setting of other known non-designated heritage assets in the vicinity, many of which are prehistoric barrows, boundaries and hollow ways. Of particular interest to this site is the linear tree-lined field boundary/hollow way defining the site's western boundary which is probably an ancient route from the south to the many barrows to the north.</p>

		<p>The development of this site has potential to impact physically on the wider ancient landscape due to its high position in the landscape, as well as the site having high potential for buried archaeological remains.</p> <p>Historic England - There are three Scheduled Monuments to the northeast of the site consisting of round and bowl barrows, the closest of which is within 240 metres. One Scheduled Monuments is included on the Heritage at Risk register. Development of this area could harm elements which contribute to the significance of these Scheduled Monuments.</p>
12. Character of Built Area		Located within area of East Ayton that has expanded north-east from its traditional core. Much of the existing residential areas south of the site are modern estate-style housing and it is considered this could be replicated as part of any development of this site.
13. Impact on the Landscape		<p>This site lies within the landscape designation E2 – East Ayton Tabular Foothills.</p> <p>The site is located to the north of the existing clearly defined building line of East Ayton. Protruding beyond here would clearly have a visual impact of sprawling the village northwards further up the slopes of the Vale. Almost immediately the land begins to rise and this would clearly have an impact on the setting of East Ayton within the wider landscape that could not be entirely mitigated against. The existing vegetation which is fairly significant at various points of the northern part of the site could go some way to clearly defining a northern boundary of the settlement but there would still be a negative impact on the landscape setting.</p>
14. Flood Risk		Site within Flood Zone 1
15. Agricultural Land		Grade 3 Agricultural Land
16. Water Supply and Source Protection Zones		The site lies within Source Protection Zone 1. As such, any scheme would require mitigation in consultation with Environment Agency, however, it is considered this could be mitigated against.
17. Mineral Resources		Proposed site allocation is within the following Safeguarding Areas: Limestone, Building Stone and Sand & Gravel; so an assessment of the minerals resource will be required to be produced for consideration by North Yorkshire County Council Planning Department as part of any planning application for this site.
18. School Capacity		Local Education Authority (NYCC) - The only primary school in this settlement is operating very close to capacity and serious concerns from highways about the ability of existing school site to accommodate any further expansion. Any further development in this settlement would require a quantum of houses which could provide a new school site, appropriate pupil yield and developer contributions. This would likely require the allocation of in excess of 800 dwellings.
19. Capacity of Utility Providers		No objections have been received from any Utility Providers at this stage
20. Impact on Local Highway Network		NYCC – <i>[Can access be achieved?]</i> Yes <i>[Comments]</i> Site is within 40mph, improve/upgrade rural footway to 2m to connect with existing - link from existing development for access?
21. Impact on Strategic Highway Network		National Highways – Unlikely to have significant individual impact on Strategic Road Network
22. Land Use Conflicts		Site located to the north of numerous residential properties. The land slopes up in parts, however, appropriate separation and design could overcome amenity issues.
23. Any Other Constraints?		No known constraints at this time.

Stage 3 Deliverability		
24. Land Ownership Constraints		The site is in single ownership and the site has been made available
25. Availability Constraints		The site is available immediately and there are no issues that require resolution
26. Viability		No evidence has been submitted at this stage, however, there appear to be education capacity constraints that would require resolving prior to development of the site (see Question 18).
27. Estimated Timescale for Delivery		As there are constraints that have been identified and the site is not to be allocated, the site will not come forward within the Plan period.
28. Estimated Yield	95	Based on 30dph of 70% developable site area
Concluding Comments	This site is located to the north of East Ayton. Development of the entire site would be a significant expansion of the settlement north into the open countryside which characterises the northern side of the Vale. Developing the full site would yield approximately 95 dwellings and would cause significant issues in terms of education capacity in East Ayton.	

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Site Ref and Address: 15/01 Land at Manor Farm, Ruston		
Proposed Use: Housing		Site Area: 0.47ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		Site is within the defined development limits of Ruston (Rural Village)  As this site is located within a Rural Village, an allocation is not considered to accord with the requirements of Local Plan Policy SH1 'Settlement Hierarchy'. However, as it lies within the Development Limits it would be more appropriate to be pursued through the planning application process rather than through the Local Plan.
2. Designated Biological / Geological Sites		
3. Designated Historic Sites		
4. Coastal Change		
5. Flood Risk		
Stage 2		
6. Brownfield or Greenfield?		
7. Accessibility to Services Score		
8. Accessibility to Recreation Score		
9. Regional and Local Biodiversity		
10. Trees and Hedgerows		
11. Historic Environment		
12. Character of Built Area		
13. Impact on the Landscape		
14. Flood Risk		
15. Agricultural Land		
16. Water Supply and Source Protection Zones		
17. Mineral Resources		
18. School Capacity		
19. Capacity of Utility Providers		
20. Impact on Local Highway Network		
21. Impact on Strategic Highway Network		
22. Land Use Conflicts		
23. Any Other Constraints?		
Stage 3 Deliverability		
24. Land Ownership Constraints		

25. Availability Constraints		
26. Viability		
27. Estimated Timescale for Delivery		
28. Estimated Yield		
Concluding Comments		



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	

Site Ref and Address: 15/02 Land at Fairfield Business Park, Wykeham		
Proposed Use: Employment		Site Area: 0.53ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		<p>Although the site is adjacent the existing Fairfield Business Park, it is sited approximately 240 metres to the east of the defined development limits of Wykeham and is therefore classed as being within the open countryside. The site has been proposed for employment uses.</p> <p>The site has previously had employment uses as with the wider Fairfield Business Park site which was granted permission in 2002. As such, it is not considered necessary to allocate the site, and any specific proposals should be considered through the planning application process.</p>
2. Designated Biological / Geological Sites		
3. Designated Historic Sites		
4. Coastal Change		
5. Flood Risk		
Stage 2		
6. Brownfield or Greenfield?		
7. Accessibility to Services Score		
8. Accessibility to Recreation Score		
9. Regional and Local Biodiversity		
10. Trees and Hedgerows		
11. Historic Environment		
12. Character of Built Area		
13. Impact on the Landscape		
14. Flood Risk		
15. Agricultural Land		
16. Water Supply and Source Protection Zones		
17. Mineral Resources		
18. School Capacity		
19. Capacity of Utility Providers		
20. Impact on Local Highway Network		
21. Impact on Strategic Highway Network		
22. Land Use Conflicts		
23. Any Other Constraints?		

Stage 3 Deliverability		
24. Land Ownership Constraints		
25. Availability Constraints		
26. Viability		
27. Estimated Timescale for Delivery		
28. Estimated Yield		
Concluding Comments		

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	

Site Ref and Address: 16/01 Land to West of West Brow, Brompton-by-Sawdon		
Proposed Use: Housing	Site Area: 0.16ha	
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		<p>Site well related to Brompton-by-Sawdon (Rural Village)</p> <p>As this site is located in close proximity to a Rural Village, it is not considered to accord with the requirements of Local Plan Policy SH1 'Settlement Hierarchy'. Policy SH 1 states, in the context of Rural Villages, "on the edges of Rural Villages, housing development will meet clearly identified local needs", adding in paragraph 4.20 that "New housing development on the edge of Rural Villages... will be to meet local and other functional needs, i.e. through the delivery of 'exceptions sites'.</p> <p>Although not suitable for allocation for market housing, the site may still be considered in relation to other tenure types such as self or custom build housing, Rural Exception sites, or First Homes Exception Sites. The most appropriate means for considering these would be outwith the Local Plan process.</p>
2. Designated Biological / Geological Sites		
3. Designated Historic Sites		
4. Coastal Change		
5. Flood Risk		
Stage 2		
6. Brownfield or Greenfield?		
7. Accessibility to Services Score		
8. Accessibility to Recreation Score		
9. Regional and Local Biodiversity		
10. Trees and Hedgerows		
11. Historic Environment		
12. Character of Built Area		
13. Impact on the Landscape		
14. Flood Risk		
15. Agricultural Land		
16. Water Supply and Source Protection Zones		
17. Mineral Resources		
18. School Capacity		
19. Capacity of Utility Providers		

20. Impact on Local Highway Network		
21. Impact on Strategic Highway Network		
22. Land Use Conflicts		
23. Any Other Constraints?		
<b>Stage 3 Deliverability</b>		
24. Land Ownership Constraints		
25. Availability Constraints		
26. Viability		
27. Estimated Timescale for Delivery		
28. Estimated Yield		
Concluding Comments		

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
						44	1																				45

Site Ref and Address: 17/01 Land between A170 and West Lane, Snainton		
Proposed Use: Housing		Site Area: 1.52ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		Site is well related to Snainton (Service Village)
2. Designated Biological / Geological Sites		This site is within 5 kilometres of at least one SSSI. The site is of a scale that is not considered to have an unacceptable detrimental impact on any nationally or internationally designated site.
3. Designated Historic Sites		There are no designated heritage assets within the site or within its setting
4. Coastal Change		Site not at risk from coastal change
5. Flood Risk		Site not within Flood Zones 3a and 3b
Stage 2		
6. Brownfield or Greenfield?		Greenfield Site
7. Accessibility to Services Score		44
8. Accessibility to Recreation Score		1
9. Regional and Local Biodiversity		<p>North &amp; East Yorkshire Ecological Data Centre - Protected and Priority Species (Hedgehog) within site; (Great crested newt, smooth newt, frog, waxwing, robin, noctule bat, pipistrelle bat, brown long-eared bat) within 500 metres of site.</p> <p>Yorkshire Wildlife Trust - YWT has no comments to make on this allocation at this stage. Should any additional information come forward we would be happy to provide additional comments.</p>
10. Trees and Hedgerows		Light vegetation borders parts of the northern, western and southern boundaries; if deemed worthy of retention could be integrated into development.
11. Historic Environment		<p>SBC Conservation - Significant adverse impact on Conservation Area in which the site lies within. This site has extensive commentary about its significance within the adopted Conservation Area Appraisal which can be referred to at <a href="https://www.scarborough.gov.uk/sites/scarborough.gov.uk/files/files/Snainton-Character-Appraisal-and-Management-Proposals.pdf">https://www.scarborough.gov.uk/sites/scarborough.gov.uk/files/files/Snainton-Character-Appraisal-and-Management-Proposals.pdf</a></p> <p>Historic England - The site is within the Snainton Conservation Area and close to a number of Grade II Listed Buildings. The Conservation Area Appraisal identifies a number of buildings of local interest/townscape merit bordering the site, including buildings associated with the Grade II Listed Cliff Farmhouse. The appraisal also identifies the hedges along the sites boundary with Hight Street and West Lane as contributing to the character of the area. Development of this area could harm elements which contribute to the significance of these designated heritage assets.</p>

12. Character of Built Area		Snainton is characterised as a linear village along the High Street with roads running off the main thoroughfare southwards. This site forms an important open gap within the village and the Conservation Area. Development would harm the form of the village and almost 'infill' this large open and important part of the village.
13. Impact on the Landscape		The site is designated as K1 – Snainton to Seamer Vale Fringe. Whilst this area is characterised by the transition from the Vale to the foothills, some of the areas around Snainton also have significant historical landscape quality.  The historic field patterns would be lost and views both north and south across this visually prominent area would be altered to the detriment of the setting of the village. Mitigation could not overcome the further extension of the settlement within this location.
14. Flood Risk		Site within Flood Zone 2
15. Agricultural Land		Grade 3 Agricultural Land
16. Water Supply and Source Protection Zones		No impact
17. Mineral Resources		Site is not within a Mineral Safeguarding Area
18. School Capacity		Local Education Authority (NYCC) - There are surplus primary places in catchment school so at this time is not envisaged that contributions would be sought. For secondary some contributions may be sought for use at local secondary schools.
19. Capacity of Utility Providers		No objections have been received from any Utility Providers at this stage
20. Impact on Local Highway Network		NYCC – <i>[Can access be achieved?]</i> Yes main access onto High Street only <i>[Comments]</i> footway along frontage of site to connect to existing and pedestrian crossing central island, localised widening necessary. Only private drive accesses on West Lane, footway along site frontage of West Lane to connect to existing with pedestrian dropped crossing points
21. Impact on Strategic Highway Network		National Highways – Unlikely to have significant individual impact on Strategic Road Network
22. Land Use Conflicts		Site neighbours existing residential properties as well as agricultural buildings. It is considered appropriate design could mitigate any issues in this regard.
23. Any Other Constraints?		No known constraints at this time
<b>Stage 3 Deliverability</b>		
24. Land Ownership Constraints		The site is in single ownership and the site has been made available
25. Availability Constraints		The site is available immediately and there are no issues that require resolution
26. Viability		There do not appear to be any specific reasons to suggest delivery of the site would not be viable although no detailed evidence has been submitted.
27. Estimated Timescale for Delivery		As there are constraints that have been identified and the site is not to be allocated, the site will not come forward within the Plan period.
28. Estimated Yield	45	Based on 30dph at 70% developable site area
Concluding Comments		Development of full site would see a significant impact upon the traditional character of the settlement including the historic field patterns and would be considered inappropriate. There appears little potential in developing smaller parts of the submitted site.



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Site Ref and Address: 17/02 Land behind 96 High Street, Snainton (1)		
Proposed Use: Housing		Site Area: 0.11ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		The site is of a size that would not deliver at least 5 dwellings as such it is not considered for allocation. The site may be considered for an amendment to the development limits, however, it is unclear how access could be achieved. Any future proposal may be most appropriately undertaken through the planning application process.
2. Designated Biological / Geological Sites		
3. Designated Historic Sites		
4. Coastal Change		
5. Flood Risk		
Stage 2		
6. Brownfield or Greenfield?		
7. Accessibility to Services Score		
8. Accessibility to Recreation Score		
9. Regional and Local Biodiversity		
10. Trees and Hedgerows		
11. Historic Environment		
12. Character of Built Area		
13. Impact on the Landscape		
14. Flood Risk		
15. Agricultural Land		
16. Water Supply and Source Protection Zones		
17. Mineral Resources		
18. School Capacity		
19. Capacity of Utility Providers		
20. Impact on Local Highway Network		
21. Impact on Strategic Highway Network		
22. Land Use Conflicts		
23. Any Other Constraints?		
Stage 3 Deliverability		
24. Land Ownership Constraints		
25. Availability Constraints		



26. Viability		
27. Estimated Timescale for Delivery		
28. Estimated Yield		
Concluding Comments		

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
						48	6																				45

Site Ref and Address: 17/03 Land behind 96 High Street, Snainton (2)		
Proposed Use: Housing		Site Area: 1.54ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		Site is well related to Snainton (Rural Village)
2. Designated Biological / Geological Sites		This site is within 5 kilometres of at least one SSSI. The site is of a scale that is not considered to have an unacceptable detrimental impact on any nationally or internationally designated site.
3. Designated Historic Sites		There are no designated heritage assets within the site or within its setting.
4. Coastal Change		Site not at risk from coastal change
5. Flood Risk		Site not within Flood Zones 3a and 3b
Stage 2		
6. Brownfield or Greenfield?		Predominantly Greenfield Site
7. Accessibility to Services Score		48
8. Accessibility to Recreation Score		6
9. Regional and Local Biodiversity		<p>North &amp; East Yorkshire Ecological Data Centre - Legally Protected and Priority Species (Great crested newt, smooth newt, frog, waxwing, robin, hedgehog, noctule bat, pipistrelle bat, brown long-eared bat) within 500m of site. Priority habitats (Traditional orchard) possibly within site.</p> <p>Yorkshire Wildlife Trust - YWT has no comments to make on this allocation at this stage. Should any additional information come forward we would be happy to provide additional comments.</p>
10. Trees and Hedgerows		Some sporadic light vegetation which could be integrated into any scheme if deemed worthy of retention.
11. Historic Environment		<p>SBC Conservation - Significant impact on Conservation Area and its setting, especially as the site lies on land set topographically higher than the core of the village. The Conservation Area Character Appraisal can be referred to at <a href="https://www.scarborough.gov.uk/sites/scarborough.gov.uk/files/files/Snainton-Character-Appraisal-and-Management-Proposals.pdf">https://www.scarborough.gov.uk/sites/scarborough.gov.uk/files/files/Snainton-Character-Appraisal-and-Management-Proposals.pdf</a></p> <p>Historic England - The site is within the Snainton Conservation Area. Development of this area could harm elements which contribute to the significance of the Conservation Area.</p>
12. Character of Built Area		The site is lies partly within the Conservation Area boundary and makes a contribution to the setting of the village due to the raised form of the paddocks with the historic form of Snainton tucked down below this scarp slope. Pear Tree Cottage was also recognised for its historic merit during the revision to the boundary and was included within the Conservation Area. A development of this scale would jar with the linear form of Snainton changing its character and exacerbating the form of development seen at Lairs Crescent.

13. Impact on the Landscape		The raised form of the land to the rear renders the site increasingly prominent from the historical village setting and the Wolds to the south. Previous development that does not reflect the character of the village should not be replicated at the expense of such landscape.
14. Flood Risk		Site within Flood Zone 1
15. Agricultural Land		Grade 3 Agricultural Land
16. Water Supply and Source Protection Zones		No impact
17. Mineral Resources		Site is not within a Mineral Safeguarding Area
18. School Capacity		Local Education Authority (NYCC) - There are surplus primary places in catchment school so at this time is not envisaged the contributions would be sought. For secondary some contributions may be sought for use at local secondary schools.
19. Capacity of Utility Providers		No objections have been received from any Utility Providers at this stage
20. Impact on Local Highway Network		NYCC – [ <i>Can access be achieved?</i> ] The site does not connect to the highway. [ <i>Comments</i> ] Development with access onto High Street only, would require full new estate road spec access not existing domestic access.
21. Impact on Strategic Highway Network		National Highways – Unlikely to have significant individual impact on Strategic Road Network
22. Land Use Conflicts		Dwellings adjacent, development likely compatible dependent on scheme.
23. Any Other Constraints?		No other known constraints at this time
Stage 3 Deliverability		
24. Land Ownership Constraints		The site is in single ownership and the site has been made available
25. Availability Constraints		The site is available immediately and there are no issues that require resolution
26. Viability		No evidence has been submitted at this stage, however, there appear to be significant highways constraints that would require resolving prior to development of the site (see Question 20).
27. Estimated Timescale for Delivery		As there are constraints that have been identified and the site is not to be allocated, the site will not come forward within the Plan period.
28. Estimated Yield	45	Based on 30 dph
Concluding Comments	The land slopes up to the rear of the site and this gives an increased prominence to the land whilst contributing to the historical form of the settlement and the recently revised Conservation Area. Owing to the impact on the historic form of the village, the Conservation Area and the prominence this development would have on the landscape above the village, the site is dismissed.	

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						54	4																				180

Site Ref and Address: 18/01 - Land at North Street, Scalby		
Proposed Use: Housing	Site Area: 8.53ha	
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		Site well related to Scalby (Part of Scarborough Urban Area)
2. Designated Biological / Geological Sites		The site is within 5 kilometres of at least one SSSI and Forge Valley NNR. The site is of a sufficient distance from any designated site that it is not considered to have any direct impact.
3. Designated Historic Sites		There are no designated heritage assets on or in the setting of the site.
4. Coastal Change		Site not at risk from coastal change
5. Flood Risk		The very southernmost section of the site is located within Flood Zones 3a and 3b, as such, this part of the site is removed from consideration. The remaining part is not within Flood Zones 3a and 3b and is scored accordingly. The remainder of the assessment considers only the parts not within Flood Zones 3a and 3b.
Stage 2		
6. Brownfield or Greenfield?		Greenfield Site
7. Accessibility to Services Score		54
8. Accessibility to Recreation Score		4
9. Regional and Local Biodiversity		North & East Yorkshire Ecological Data Centre - Legally Protected and Priority Species (Turtle dove, Water vole, Otter, Noctule Bat, Common pipistrelle bat, soprano pipistrelle bat, brown long-eared bat) within 500m of site. Priority habitats (Deciduous woodland) within site; Traditional orchard adjacent to site.  Yorkshire Wildlife Trust - YWT has no comments to make on this allocation at this stage. Should any additional information come forward we would be happy to provide additional comments.
10. Trees and Hedgerows		Significant areas of vegetation within and bounding the site. Whilst it is likely much of this could be retained and integrated in to development, there would almost certainly be the loss of some, particularly around North Street and the forming an entrance in to the site.
11. Historic Environment		SBC Conservation - The site's proposed vehicular access point is situated within the designated Scalby Conservation Area and therefore it is considered that in order for the existing access point to be capable of serving a housing site as large as that proposed, significant alteration would be required. This would see the loss in the agricultural-style timber gate, as well as the potential loss of the frontage wall, and distort the attractive countryside views currently achieved from North Street (the Conservation Area). It is therefore considered that harm would be caused to this bit of the Conservation Area.  However, of considerably greater concern is the potential for the proposed housing site to cause significant harm to the setting of the designated Conservation Area.

No.69 North Street, namely Stoneway House (formerly Northfield House) lies immediately adjacent to the proposal site. It is a substantial detached property dating back to before 1850 with a number of associated buildings, including a converted stable-block 'The Lodge', a former livestock shed, hound kennels, and other outbuildings historically utilised in the operation of a house of such grandeur. The formal gardens lie to the west of the principal building and include a large scale greenhouse with internal decorative ironwork structure designed by Architect, George W Alderson, 1967, and a terraced garden. A large area of grassland with feature trees then descends towards an engineered pond which utilises a natural beck running in a north-to-south direction. Pedestrian access over the beck and later created channels are made necessary by three separate bridges, one of which appears to be of stone construction and is likely to be from the 19th century and two others which are of concrete construction and are likely to have been constructed in the 1960s. Collectively the garden features present a pleasant and picturesque setting to a grand detached dwelling house. However, upon inspecting the aforementioned garden features, during a site visit and later observing both pre-1974 planning casefiles and historic Ordnance Survey maps, it is clear that much of the landscaping was formed during the 1960s.

In 1979 the Scalby Conservation Area was designated as it was recognised as an 'Area of Special Architectural or Historic Interest' and included both No.69 North Street and the proposed development's access point, but excluded the more extensive garden area moving in a westerly direction towards the Beck.

The adopted Scalby Conservation Area Character Appraisal and Management Proposals document provides guidance on new development within the Conservation Area. Pages 35-36 of the document advises that 'substantial infilling is likely to damage the character of these areas', making particular reference to the development of private gardens and small areas of open ground within the 19th/early 20th Century suburban parts of the designated Conservation Area. The same pages also inform that these areas are characterised by their sylvan setting and open spaces and goes on to state that 'new development in the areas should be kept to a minimum'. In addition, No.69 North Street and part of its residential curtilage is also specifically referred to on page 24 of the same Conservation Area Character Appraisal document, placing the proposal site within Character Area 5 of the document. Character Area 5 (North Street – West Side of Stony Lane) informs that its character is:

'A 19th Century extension of the village centre comprising large houses set in extensive landscape grounds. More recently the grounds have been subdivided and more houses built, but the impression is still one of a landscape setting dominating the buildings.

This area consists solely of Stoneway House (a building of townscape merit) and its associated outbuildings. This is a substantial house in a wooded setting and set behind a substantial stone wall which makes a significant contribution to the character of the area. Materials are coursed ashlar stone with slate roofs and vertically sliding sash windows in painted timber.'

		<p>However, it should be noted that the aforementioned description of the host site and the content of the CAAMP has altered to some extent due to the large garden having relatively recently been subdivided by a large and unsightly fence, in addition to the removal of many trees and shrubs. These changes were perhaps implemented (and lawfully) as an attempt to lessen the attractiveness of the site as a way of justifying a housing allocation site. Despite this visual change, if allocated as a housing site the impact on part of the Conservation Area and its setting would be significant and should not be supported.</p> <p>Historic England - The sites north-east and south-east corners adjoins the Scalby Conservation Area, with a small part of the sites north-east corner being located within the Conservation Area. 4 Church Beck, a Grade II Listed Buildings, is adjacent to the sites south-east corner. The Conservation Area Appraisal identifies a number of buildings of townscape merit along North Street and Church Hill, close to the site. In particular, Stoneway House (including its grounds, associated outbuildings and boundary wall - part of which are within the sites boundary) is identified in the CAA as making a significant contribution to the character of the area. The trees along the sites southern boundary are also highlighted by the CAA and character features. Development of this area could harm elements which contribute to the significance of these designated heritage assets.</p>
12. Character of Built Area		<p>Significant impact upon the historic part of Scalby along North Street. Access would need to be brought from here. The road would likely require widening with the loss of either vegetation or the existing traditional stone wall, both of which, contribute to the character of North Street. Similar issues are attributed to Carr Lane, this is a narrow track with no formal surface bounded at each side by extensive woodland vegetation that again adds significantly to the historic setting of Scalby.</p>
13. Impact on the Landscape		<p>The area in question has the landscape designation D3 – Scalby Coastal Hinterland in the Landscape Study, which also included sensitivity testing for this specific area. Whilst intervisibility was low, the remainder of the criteria used found the site to be very susceptible to harm from development ranking its sensitivity as moderate to high; the joint highest sensitivity scoring of the assessed large and strategic sites. It is identified as being a well contained landscape that, although being in close proximity to Scalby, has a strong sense of tranquillity and is deeply rural in character. The settlement edge is not visible from within the site and is well screened by vegetation meaning that further development would breach this defined edge between the village and the landscape beyond. It concludes by suggesting that there is little ability for the landscape to sustain development due to the strong landscape intactness, pattern, sense of place and rural character / perceived detachment from the village edge.</p>
14. Flood Risk		See Question 4, the remainder of the site is within Flood Zone 1
15. Agricultural Land		Predominantly Grade 7 (Urban) Agricultural Classification
16. Water Supply and Source Protection Zones		No impact
17. Mineral Resources		Site is not within a Mineral Safeguarding Area
18. School Capacity		Local Education Authority (NYCC) - The catchment school is operating close to capacity with no opportunity for expansion on existing site. However, there are surplus primary places in the wider area so at this time is not

		envisaged the contributions would be sought. For secondary some contributions may be sought for use at local secondary schools.
19. Capacity of Utility Providers		No objections have been received from any Utility Providers at this stage
20. Impact on Local Highway Network		NYCC – [Can access be achieved?] Yes access location to meet visibility requirements [Comments] Due to the location of the site any access requirements will have to be agreed with the Local Highways Authority, TA required. S106 to secure signalling of High Street/ Station Road/Scalby Road junction Access ok onto North Street, No vehicle access via Carr Lane, pedestrian link and possible footway along Carr Lane to connect to existing
21. Impact on Strategic Highway Network		National Highways – Unlikely to have significant individual impact on Strategic Road Network
22. Land Use Conflicts		Site alongside proposed or existing residential development to the south and east. Beck, public footpath and cricket field also in close proximity or bordering the site. Design would require consideration to ensure compatibility.
23. Any Other Constraints?		No further known constraints at this time
<b>Stage 3 Deliverability</b>		
24. Land Ownership Constraints		The site is in single ownership and the site has been made available
25. Availability Constraints		The site is available immediately and there are no issues that require resolution
26. Viability		There do not appear to be any specific reasons to suggest delivery of the site would not be viable although no detailed evidence has been submitted.
27. Estimated Timescale for Delivery		As there are constraints that have been identified and the site is not to be allocated, the site will not come forward within the Plan period.
28. Estimated Yield	180	Based on 30dph of 70% developable site area
Concluding Comments	<p>This site is located to the west of the historic core of Scalby. North Street contributes significantly to the historical character of the area. The site fronts onto North Street and here lies an historic wall and significant mature vegetation that add to that rural setting associated with the traditional form of Scalby. The impact of development on this location would be extensive.</p> <p>In addition to this, the site is prominent in the rural landscape towards the National Park and enhances the rural setting of Scalby. Features of this are still very prominent, particularly to the south at Carr Lane. Emphasised with proximity to Listed Building near entrance to the site and Conservation Area. Church Beck forms a good topographic boundary to Scalby and breaching this would see development detached from the traditional form of the village.</p>	

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						44	0																				45

Site Ref and Address: 18/02 - Land to the South-West of Scalby Manor, Scalby		
Proposed Use: Housing		Site Area: 1.5ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		Site is well related to Scalby (Part of Scarborough Urban Area)
2. Designated Biological / Geological Sites		This site is within 5 kilometres of at least one SSSI and Forge Valley NNR. The site is of a scale that is not considered to have an unacceptable detrimental impact on any nationally or internationally designated site.
3. Designated Historic Sites		There are no designated heritage assets on or in the setting of the site.
4. Coastal Change		Site not at risk from coastal change
5. Flood Risk		Site not within Flood Zones 3a and 3b
Stage 2		
6. Brownfield or Greenfield?		Greenfield Site
7. Accessibility to Services Score	44	
8. Accessibility to Recreation Score	0	
9. Regional and Local Biodiversity		North & East Yorkshire Ecological Data Centre - Site within 250m of Scalby Beck LNR/SINC. Legally Protected and Priority Species (Eel, otter, brown trout, House sparrow, Tree sparrow, Skylark, Grey Wagtail, Sand martin, wild cotoneaster, bluebell, slow-worm, water vole, daubenton's bat, common pipistrelle bat, soprano pipistrelle bat) within 500m of site. Priority habitats (Deciduous woodland) within site.  Yorkshire Wildlife Trust - Lies close (100 m) to the boundary of Scalby Beck SINC which was designated on the basis of ancient semi-natural neutral and calcareous grassland. Lies 800 m from Iron Scar and Hundale Point to Scalby Ness SSSI. Recreational pressure should be considered.
10. Trees and Hedgerows		Extensive vegetation bounding parts of the site, particularly along the southern boundary alongside the Beck. It is likely this could be retained and integrated in to the design of any development.
11. Historic Environment		SBC Conservation - Potential minor impact upon the setting of the adjacent former water mill (now believed to be youth hostel) sited to the south of the proposal site. Given the land in question sits topographically above the mill there is the potential for new houses to appear to stand above the historic mill buildings, thereby altering the setting of that non-designated heritage asset. Similarly, the development of the site could have a minor impact on the setting of Scalby Manor (and gatehouse) sited to north of site. However, if the LPA consider the site to be appropriate for housing the aforementioned heritage concerns could be mitigated against through setting a requirement within the Local Plan to ensure that any development proposal is designed to take account of adjacent heritage assets. A heritage-led proposal should be expected here to preserve the positive characteristics of the historic environment.



		Historic England - There are no designated heritage assets in the vicinity of the site.
12. Character of Built Area		Although the site appears unrelated to the built form of Scalby at present, the land to both the east (erection of a two-storey holiday home, 19/00355/RG4) and west (development of 151 dwellings, 19/01237/FL) have planning permission. As such, it is likely any development could be designed in a manner that would be appropriate in terms of its impact on the surrounding built form.
13. Impact on the Landscape		The site is hidden from any public viewpoints from all directions. The vegetation that bounds the site to the south would obscure any view of development from the Beck and likewise, the views from the north and west towards the National Park would be obscured by the topography and the existing developments to the north. As such, the site would make a negligible impact on the landscape.
14. Flood Risk		Site within Flood Zone 1
15. Agricultural Land		Predominantly Grade 7 (Urban) Agricultural Classification
16. Water Supply and Source Protection Zones		No impact
17. Mineral Resources		Site is not within Mineral Safeguarding Area
18. School Capacity		Local Education Authority (NYCC) - The catchment school is operating close to capacity with no opportunity for expansion on existing site. However, there are surplus primary places in the wider area so at this time is not envisaged the contributions would be sought. For secondary some contributions may be sought for use at local secondary schools.
19. Capacity of Utility Providers		No objections have been received from any Utility Providers at this stage
20. Impact on Local Highway Network		<p>NYCC – <i>[Can access be achieved?]</i> The site does not connect to the highway <i>[Comments]</i> There is a constructed unadopted road, construction specification is unknown and this road may have to be re-constructed to NYCC spec. Number of dwellings would have to be below 50 as an alternative emergency access is not possible. Localised widening to provide right turn lane.</p> <p>SBC Comment – Site connected by planning approval which has shown signs of commencement. As such, comments provided by NYCC are noted and the site is scored accordingly.</p>
21. Impact on Strategic Highway Network		National Highways – Unlikely to have significant individual impact on Strategic Road Network
22. Land Use Conflicts		The site immediately to the east of this site has an outstanding permission for a holiday home to be used by families associated with the Bradley Lowery Foundation; a charity who provide support for children with life-threatening, shortening or compromising medical conditions. The impact of the potential allocation of this site on the neighbouring use, including the intensification of any road access must be considered. Due to the layout of the aforementioned scheme, and the access configuration in to this site, it is unclear how the development of dwellinghouses could be achieved without causing detriment to a neighbouring development with particular amenity sensitivities.
23. Any Other Constraints?		No further constraints known at this time.
Stage 3 Deliverability		
24. Land Ownership Constraints		The site is in single ownership and the site has been made available
25. Availability Constraints		The site is available immediately and there are no issues that require resolution

26. Viability		No evidence has been submitted at this stage, however, there appear to be significant highways constraints that would require resolving prior to development of the site (see Question 20).
27. Estimated Timescale for Delivery		As there are constraints that have been identified and the site is not to be allocated, the site will not come forward within the Plan period.
28. Estimated Yield	45	Based on 30 dph
Concluding Comments		Although the site generally scores well on much of the criteria, it is unclear how the site can be delivered without any detrimental impact on the ongoing development adjacent to the east (See Question 22).

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
						52	1																				50

Site Ref and Address: 18/03 - Land to the North of Field Lane, Scalby		
Proposed Use: Housing		Site Area: 2.44ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		Site is well related to Scalby (Part of Scarborough Urban Area)
2. Designated Biological / Geological Sites		This site is within 5 kilometres of at least one SSSI and Forge Valley NNR. The site is of a scale that is not considered to have an unacceptable detrimental impact on any nationally or internationally designated site.
3. Designated Historic Sites		There are no designated heritage assets on or in the setting of the site.
4. Coastal Change		Site not at risk from coastal change
5. Flood Risk		Site not within Flood Zones 3a and 3b
Stage 2		
6. Brownfield or Greenfield?		Greenfield Site
7. Accessibility to Services Score		52
8. Accessibility to Recreation Score		1
9. Regional and Local Biodiversity		<p>North &amp; East Yorkshire Ecological Data Centre - Protected and Priority Species (Mallard, Snipe, Moorhen, Tree sparrow, House sparrow, Eel, Freshwater crayfish, Water vole, Otter, Badger, Common pipistrelle bat, Soprano pipistrelle bats) within 500 metres of site.</p> <p>Yorkshire Wildlife Trust - The western boundary of the proposed site immediately adjoins Cow Wath Beck which is a deleted SINC site. It has potential for otter refuges and could also form a valuable biodiversity enhancement opportunity. Appropriate buffers would need to be incorporated into any development.</p>
10. Trees and Hedgerows		Some hedgerows bordering parts of the site. Design would be expected to incorporate these where they are considered worthy of retention.
11. Historic Environment		SBC Conservation - No known historic environment assets (other than field pattern) is present on the site. There would be a small-to-medium chance of there being buried archaeological remains, based on the findings at the housing estate to the south.
12. Character of Built Area		<p>Scalby itself has a strong sense of character, principally with regard to the historic village itself. More recent development has taken place to the west of this site, however, at present there remains a clear separation between the existing built form of Scalby and this site. It should be noted, however, that adjacent land to the west is currently allocated for development.</p> <p>Notwithstanding this, Cow Wath Beck acts as a definitive boundary to the adjacent settlement and extending development beyond here on the northern side of Field Lane would act as an extension beyond a natural boundary to Scalby having taken into account proposed allocations within the Plan. The issue of the presence of</p>

		<p>flood zone 3 would further exacerbate this issue as any development would be a significant distance from Cow Wath Beck and any nearby development to the west.</p> <p>Although the land opposite the site to the south has recently been developed, it is considered that site is fairly well self-contained and limiting development south of Field Lane at this point would not have a significant impact of sprawling the built environment into the open countryside thus impacting on the transition from the built form into the open countryside.</p>
13. Impact on the Landscape		<p>The site lies within an area of landscape designated as D3 – Scalby Coastal Hinterland. This wider character area which borders the North York Moors National Park (and continues into it) is defined by cliff tops and rolling hinterland rising in a westerly direction.</p> <p>This site is located to the east of Cow Wath Beck with the land beginning to slope upwards to the east of the site. The topography is such that any development of the adjacent sites to the west (extant allocation HA7) would be restricted to some distance from Cow Wath Beck, also due to the presence of Flood Zone 3 in this location. This means the development of this site would have the appearance of being unrelated to the built form and a clear intrusion in to the open countryside, visible from the wider setting.</p> <p>The site is therefore considered to have a negative impact on the landscape setting that cannot be fully mitigated against.</p>
14. Flood Risk		Site within Flood Zone 1
15. Agricultural Land		Grade 3 Agricultural Land
16. Water Supply and Source Protection Zones		No impact
17. Mineral Resources		Site is not within a Mineral Safeguarding Area
18. School Capacity		Local Education Authority (NYCC) - The catchment school is operating close to capacity with no opportunity for expansion on existing site. However, there are surplus primary places in the wider area so at this time is not envisaged the contributions would be sought. For secondary some contributions may be sought for use at local secondary schools.
19. Capacity of Utility Providers		No objections have been received from any Utility Providers at this stage
20. Impact on Local Highway Network		No site specific comments received at this time. Site scored accordingly but more information required at next stage of process
21. Impact on Strategic Highway Network		National Highways – Unlikely to have significant individual impact on Strategic Road Network
22. Land Use Conflicts		Site alongside proposed or existing residential development to the south and west. Beck and public footpath alongside site to the west. Design would require consideration to ensure compatibility.
23. Any Other Constraints?		In addition to the presence of high risk flood zone at the western end of the site, there are slight topographical issues on various parts of the land as it slopes up to the east.
Stage 3 Deliverability		
24. Land Ownership Constraints		The site is in single ownership and the site has been made available
25. Availability Constraints		The site is available immediately and there are no issues that require resolution

26. Viability		There do not appear to be any specific reasons to suggest delivery of the site would not be viable although no detailed evidence has been submitted.
27. Estimated Timescale for Delivery		As there are constraints that have been identified and the site is not to be allocated, the site will not come forward within the Plan period.
28. Estimated Yield	50	Based on 30dph of 70% developable site area
Concluding Comments	<p>This site is located to the north of Field Lane which acts as a northern limit to this part of Scalby. Additionally, Cow Wath Beck which runs along the western boundary of the site, would act as a natural limit to growth to Scalby having considered the existing Local Plan housing allocation further to the west. This site is considered an inappropriate extension to Scalby at this point. The impact of development would be exacerbated by the presence of Flood Zone 3 at the western portion of the site which would restrict development in this area and result in any development being clearly separated from the nearest development to the west along the northern side of Field Lane. Furthermore, the topography of the land which slopes up the east would impact on longer distance views to the north.</p>	

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
						55	3																				70

Site Ref and Address: 18/04 - Land to West of North Street and South of Barmoor Lane, Scalby		
Proposed Use: Housing	Site Area: 3.44ha	
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		Site well related to Scalby (Part of Scarborough Urban Area)
2. Designated Biological / Geological Sites		This site is within 5 kilometres of at least one SSSI and Forge Valley NNR. The site is of a scale that is not considered to have an unacceptable detrimental impact on any nationally or internationally designated site.
3. Designated Historic Sites		There are no designated heritage assets on or in the setting of the site.
4. Coastal Change		Site not at risk from coastal change
5. Flood Risk		Approximately 50% of the site (south-western portion) is located within Flood Zones 3a and 3b, as such, this part of the site is removed from consideration. The remaining part is not within Flood Zones 3a and 3b and is scored accordingly. The remainder of the assessment considers only the parts not within Flood Zones 3a and 3b.
Stage 2		
6. Brownfield or Greenfield?		Greenfield Site
7. Accessibility to Services Score		55
8. Accessibility to Recreation Score		3
9. Regional and Local Biodiversity		North & East Yorkshire Ecological Data Centre - Protected and Priority Species (Otter, Brown long-eared bat, Noctule, Common pipistrelle, Soprano pipistrelle bats) within 500 metres of site.  Yorkshire Wildlife Trust - YWT has no comments to make on this allocation at this stage. Should any additional information come forward we would be happy to provide additional comments.
10. Trees and Hedgerows		Extensive tree coverage to north and south of the site that contribute significantly to the setting both within the location and in relation of National Park. Design may provide mitigation although still likely some adverse impact.
11. Historic Environment		SBC Conservation - The first edition Ordnance Survey map surveyed 1849/50 shows 'Foulsike Pond' to the north of the proposal site and that pond is still a prominent feature. From the pond a stream known as Foul Sike runs in a southern direction but splits into a number of waterways within the proposal site. Upon inspection of the site there appears to be many earthworks that appear unnatural and possibility the remnants of a water management system. If this is the case these archaeological remains are previously unrecorded and could significant add upon Scalby's unknown past. The earthworks alongside the aforementioned stream and pond contribute significantly to the appearance of this part of the historic landscape and is read in the context of Wrea Head Hall Hotel and its gatehouse, the latter sited only a short distance to the west of the site.  Developing the land would cause significant harm to the appearance of this historic landscape and should be avoided. However, should it be considered by the Local Planning Authority to be a potential housing site, I would

		urge some pre-allocation trial trenching and landscape archaeological survey be undertaken to determine whether any significant buried remains would be disturbed. Also, if allocated there should be a very strong North Yorkshire vernacular design code set here, with external walls being of natural stone appropriate to the geology of the area, and natural clay pantiles. The stream should be used as a central focus point for any development as this is akin to organic settlement patterns of the area.
12. Character of Built Area		Area has significant rural character that would prove difficult to protect and replicate. Surrounding dwellings are detached bungalows at a low density.
13. Impact on the Landscape		The site lies within the landscape designation E3 – Scalby Coastal Hinterland. The site is a much enjoyed valuable meadow that offers significant public views towards Wrea Head and beyond to the National Park. The landscape here is intrinsic to the character of the area. Existing dwellings in the vicinity offer a natural rounding off of Scalby village and encroachment further west would see the loss of this important landscape.
14. Flood Risk		See Question 5, the remainder of the site is within Flood Zone 1
15. Agricultural Land		Predominantly Grade 3 Agricultural Land
16. Water Supply and Source Protection Zones		No impact
17. Mineral Resources		Site is within a Mineral Safeguarding Area
18. School Capacity		Local Education Authority (NYCC) - The catchment school is operating close to capacity with no opportunity for expansion on existing site. However, there are surplus primary places in the wider area so at this time is not envisaged the contributions would be sought. For secondary some contributions may be sought for use at local secondary schools.
19. Capacity of Utility Providers		No objections have been received from any Utility Providers at this stage
20. Impact on Local Highway Network		No site specific comments received at this time. Site scored accordingly but more information required at next stage of process
21. Impact on Strategic Highway Network		Highways England – Unlikely to have significant individual impact on Strategic Road Network
22. Land Use Conflicts		The land adjoining this site is a key recreational area with the duck pond and Barmoor Lane a popular asset for recreation in Scalby. Development of this site would be likely to have a major impact upon this key recreational amenity.
23. Any Other Constraints?		No further constraints known at this time.
<b>Stage 3 Deliverability</b>		
24. Land Ownership Constraints		The site is in single ownership and the site has been made available
25. Availability Constraints		The site is available immediately and there are no issues that require resolution
26. Viability		Although the assessment relates only to that part of the site outwith Flood Zones 2 and 3, the wider impact of flood risk needs assessment and significant drainage infrastructure would likely be required. No information has been submitted at this stage.
27. Estimated Timescale for Delivery		As there are constraints that have been identified and the site is not to be allocated, the site will not come forward within the Plan period.
28. Estimated Yield	70	Based on 30dph of 70% developable site area
Concluding Comments	There are significant constraints associated with the development of this site. At present the site plays a valuable role in maintaining the rural character of Scalby offering a key resource with significant habitat and vegetation and vistas across	

	<p>the meadow toward the National Park. Furthermore, there are flooding concerns as a result of the adjacent pond and a syke running across the field. A large part of the site is defined as being within Flood Zone 3. As such, it would not be deemed desirable to pursue this site as potential housing land and should be dismissed at this stage.</p>
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						55	1																				460

Site Ref and Address: 18/05 – Land to East of Red Scar Lane, Newby		
Proposed Use: Housing		Site Area: 22.04ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		Site well related to Scalby (Part of Scarborough Urban Area)
2. Designated Biological / Geological Sites		Notwithstanding the distance from any Habitats Directive designated site, this site is of a scale that would be assessed within the Habitat Regulations Assessment in order to determine any potential impact arising from development if the site was to be taken forward as a possible allocation.  In addition, the site is within 5 kilometres of at least one SSSI and Forge Valley NNR. The site is of a scale that may impact upon the designated site and would require assessment.
3. Designated Historic Sites		There are no designated heritage assets on or in the setting of the site.
4. Coastal Change		Site not at risk from coastal change
5. Flood Risk		Site not within Flood Zones 3a and 3b
Stage 2		
6. Brownfield or Greenfield?		Greenfield Site
7. Accessibility to Services Score	55	
8. Accessibility to Recreation Score	1	
9. Regional and Local Biodiversity		North & East Yorkshire Ecological Data Centre - Site adjacent Throxenby Mere, Red Scar Lane Tip Newby, and Hatterboard Hill LNR/SINCs. An extensive list of Legally Protected and Priority Species within 500m of site. Priority habitats (Coastal floodplain and grazing marsh, Lowland Fens [Throxenby Mere] and Deciduous Woodland) adjacent site.
10. Trees and Hedgerows		Various trees and hedgerows border part of the site, with various hedgerows intersecting the site in parts. In this instance, it would be likely developing the site would be with the retention of such vegetation wherever necessary.
11. Historic Environment		There are no designated heritage assets in the vicinity of the site.
12. Character of Built Area		Although at its northern end, the existing built form in close proximity is of estate-like character that may be replicated to a small degree without significant detriment of the wider landscape, the central and southern portions of the site are in a key location relative to the : I) National Park (to which it borders to the west); II) The entrance to Scarborough; i.e. as a popular tourist route into the town from the National Park comes via Low Road which becomes Lady Edith's Drive further to the south; and

		<p>lii) The entrance to Newby/Scalby along Red Scar Lane.  The majority of this land is highly prominent, and contributes to the rural aspect of this entrance into the town and the setting of the edge of the national park. The development of this site would be out of character with existing built form at Throxenby Lane and Lady Edith’s Drive.  The potential of allocating various smaller parcels of the site has been considered, however, there does not appear to be any scope to do this.</p>
<p>13. Impact on the Landscape</p>		<p>The site lies within the landscape designation M1 – Oliver’s Mount Wooded Escarpment. This landscape is generally characterised by open undulating slopes and wooded areas. This site is considered to be extremely prominent from multiple viewpoints. The proximity of the National Park and the site in relation to this means that it has a valuable role to play in complementing the setting of the National Park and transitioning from the urban fringe of Scarborough to the countryside beyond. Although the site does not extend as far south as Lady Edith’s Drive, it would still be raised above the well-used entrance in to the town as well as Throxenby Mere and beyond towards Raincliffe Woods and Hatterboard Hill, all of which contribute greatly to the countryside aspect of this location. To the north, the site continues to rise and is increasingly prominent with substantial vistas from and into the National Park land to the west and north.</p> <p>In addition, the North York Moors National Park Authority has provided comments on this site, as follows:  “In assessing this site, our primary concern relates to landscape, and the impact new housing development could have on the National Park and its setting. Of relevance is paragraph 176 of the NPPF which states that “development within the setting of National Parks should be sensitively located and designed to avoid or minimise adverse impacts on the designated area”. In addition, the 2010 English National Parks and the Broads Vision and Circular also places a duty on all public authorities to have regard for National Park purposes.  “The North York Moors Landscape Character Assessment 2021 Update identifies this part of the National Park as Limestone Dales Landscape Character Type (LCT) which is a quiet, peaceful and pastoral landscape with a sense of tranquillity and exceptionally dark night skies. The Limestone Dales LCT is intervisible with land outside the National Park with views into the LCA from surrounding high land and edges of Scalby and Newby. There are also many elevated views from within the National Park which look out across the LCT towards Scarborough in the distance.  “Having visited the site known as Throxenby Head on OS maps, officers object to the allocation of 18/05 as a site for housing development due to its elevated and prominent position on the edge of the North York Moors National Park which allows unrestricted views out of Raincliffe Woods and Seamer Moor. Although the site is bounded by development on two sides and on plan form would appear like an extension to the built-up urban area, in reality the site feels very open and remote.  “Development of this site for housing would in our view be harmful to the setting of the National Park by creating a hard urban edge adjacent to the boundary, diluting this attractive verdant area which softens the transition from the built-up environment of Newby and Scalby in to the open countryside and the National Park.</p>

		“In addition, development of this site would be contrary to Policy ENV7 of the Scarborough Borough Local Plan which seeks to ensure development does not have an adverse impact on the setting of the North York Moors National Park.”
14. Flood Risk		Site within Flood Zone 1
15. Agricultural Land		Grade 3 Agricultural Land
16. Water Supply and Source Protection Zones		No impact
17. Mineral Resources		Site is not within a Mineral Safeguarding Area
18. School Capacity		Local Education Authority (NYCC) - The catchment school is operating close to capacity with no opportunity for expansion on existing site. However, there are surplus primary places in the wider area so at this time is not envisaged the contributions would be sought. For secondary some contributions may be sought for use at local secondary schools.
19. Capacity of Utility Providers		No objections have been received from any Utility Providers at this stage
20. Impact on Local Highway Network		No site specific comments received at this time. Site scored accordingly but more information required at next stage of process
21. Impact on Strategic Highway Network		No site specific comments received at this time. Site scored accordingly but more information required at next stage of process
22. Land Use Conflicts		<p>Significant issues regarding proximity to National Park and the contribution this site has relative to this and the entrance from the Park into Scarborough. SINCS adjacent also at the south and south-west. Existing dwellings at the north and east. There may be some mitigating factors with development, however, it is unlikely all compatibility issues would be overcome.</p> <p>Throxenby Mere is a popular tourist site both for visitors and the local population. This development would alter the setting of the Mere to the detriment of the enjoyment of users of this attractive visitor attraction.</p>
23. Any Other Constraints?		Site is significantly topographically challenging, this limits on the ability to consider even smaller parcels of the site.
<b>Stage 3 Deliverability</b>		
24. Land Ownership Constraints		The site is in single ownership and the site has been made available
25. Availability Constraints		The site is available immediately and there are no issues that require resolution
26. Viability		There do not appear to be any specific reasons to suggest delivery of the site would not be viable although no detailed evidence has been submitted.
27. Estimated Timescale for Delivery		As there are constraints that have been identified and the site is not to be allocated, the site will not come forward within the Plan period.
28. Estimated Yield	460	Based on 30 dph of 70% developable site area
Concluding Comments	There are significant constraints associated with this site. These constraints primarily surround the location and setting of the site. The site is located at the west of Scarborough, abutting the boundary with the National Park, as well as being in close proximity to SINCS at the south-west (Throxenby Mere), and the south (Hatterboard Hill). Low Road / Lady Edith's Drive which bounds the site at the south-west is a key entrance into Scarborough popular amongst tourists travelling to and	

from the National Park. The topography of the land here means the land is raised from the road and both SINCS and would likely have an intrusive impact upon the National Park.

Towards the north of the site (where the western boundary lies at Red Scar Lane) the site again becomes increasingly prominent, particularly when viewed from the north and west, thus would significantly alter the setting of the site and may even impact upon the rural character of this area of the town. Particularly when the scale of development may be considered. This could have wider reaching implications on access and local highways capacity for instance.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
						51	3																				25

Site Ref and Address: 20/01 - Land to rear of and including 40 Stone Quarry Road, Burniston		
Proposed Use: Housing		Site Area: 0.83ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		Site is well related to Burniston (Service Village)
2. Designated Biological / Geological Sites		This site is within 5 kilometres of at least one SSSI and Forge Valley NNR. The site is of a scale that is not considered to have an unacceptable detrimental impact on any nationally or internationally designated site.
3. Designated Historic Sites		SBC Conservation - Having consulted historic maps and Heritage Gateway there are no designated or non-designated buildings or monument within the site, or in its immediate setting, the nearest Listed Building being Sykes Farmhouse which is well-away from the built-up area of Burniston sited in the open countryside
4. Coastal Change		Site not at risk from coastal change
5. Flood Risk		Approximately 10% of the site (northernmost portion) is located within Flood Zones 3a and 3b, as such, this part of the site is removed from consideration. The remaining part is not within Flood Zones 3a and 3b and is scored accordingly. The remainder of the assessment considers only the parts not within Flood Zones 3a and 3b.
Stage 2		
6. Brownfield or Greenfield?		Greenfield site
7. Accessibility to Services Score		51
8. Accessibility to Recreation Score		3
9. Regional and Local Biodiversity		North & East Yorkshire Ecological Data Centre - Site within 250m of Goose Dale & Quarry Banks, and Cloughton Beck Marsh LNR/SINCs. Legally Protected and Priority Species (13 species of birds, 5 species of native amphibian, Turtle dove, brown/sea trout, bluebell, purple moor-grass, water vole, otter, badger, common pipistrelle bat, myosis bat species) within 500m of site.  Yorkshire Wildlife Trust - 185 m from Goose Dale and Quarry Banks SINC which is designated on the basis of a mosaic of habitats including acid grassland. Recreational impacts should be explored.
10. Trees and Hedgerows		Partial vegetation on boundaries of site, likely this could be integrated in to development if necessary.
11. Historic Environment		SBC Conservation - Whilst the proposal site's boundaries are of some historic interest, in that they respect the historic agricultural layout of the area, they do not stand out from other parcels of land in this landscape.  Historic England - Sykes Farmhouse, 260 metres to the north-west of the site, is a Grade II Listed Building. Development of this area could harm elements which contribute to the significance of this designated heritage asset.

12. Character of Built Area		Stone Quarry Road is characterised by modern detached dwellings, albeit in a linear form. The development of this site would result in backland development, which though not typical of this part of the village, that is not considered to impact significantly upon the built form of the village as a whole.
13. Impact on the Landscape		Site forms an attractive local landscape setting. In areas that are raised – more towards the southern portion of the site it becomes increasingly prominent from viewpoints further afield. As such, it is considered to impact upon the wider landscape setting to the north of Burniston.
14. Flood Risk		See Question 4, the remainder of the site is within Flood Zone 1
15. Agricultural Land		Grade 3 Agricultural Land
16. Water Supply and Source Protection Zones		No impact
17. Mineral Resources		Site is not within a Mineral Safeguarding Area
18. School Capacity		Local Education Authority (NYCC) - The catchment school is operating close to capacity. School site is large enough for some expansion however highways authority have previously advised that expansion on the site may be very difficult without significant mitigation. As schools are typically expanded beyond one form of entry (30 places per year group) by either 15 or 30 pupils per year group to allow most efficient class structures it could present difficulties if one or two of the proposed sites in Burniston/Cloughton were approved as it would create capacity issues without yielding enough pupils for a half form of entry expansion.
19. Capacity of Utility Providers		No objections have been received from any Utility Providers at this stage
20. Impact on Local Highway Network		NYCC – <i>[Can access be achieved?]</i> Yes <i>[Comments]</i> Footway to connect to existing.
21. Impact on Strategic Highway Network		National Highways – Unlikely to have significant individual impact on Strategic Road Network
22. Land Use Conflicts		Existing dwellings along the south-western boundary of the site – although the site would sit beneath the existing properties. Design would be expected to overcome any amenity issues.
23. Any Other Constraints?		There are no other known constraints at this stage.
Stage 3 Deliverability		
24. Land Ownership Constraints		The site is in single ownership and the site has been made available
25. Availability Constraints		The site is available immediately and there are no issues that require resolution
26. Viability		There do not appear to be any specific reasons to suggest delivery of the site would not be viable although no detailed evidence has been submitted
27. Estimated Timescale for Delivery		As there are constraints that have been identified and the site is not to be allocated, the site will not come forward within the Plan period.
28. Estimated Yield	25	Based on 30 dph on a 70% developable site area
Concluding Comments		The site is located to the rear of existing dwellings along Stone Quarry Road. Development would impact on the important landscape setting of Burniston and the separation with Cloughton to the north.

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						52	1																				30

Site Ref and Address: 20/02 - Land at Rocks Lane, Burniston		
Proposed Use: Housing		Site Area: 0.97 ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		Site well related to Burniston (Service Village)
2. Designated Biological / Geological Sites		This site is within 5 kilometres of at least one SSSI and Forge Valley NNR. The site is of a scale that is not considered to have an unacceptable detrimental impact on any nationally or internationally designated site.
3. Designated Historic Sites		There are no designated heritage assets within the site or within its setting
4. Coastal Change		Site not at risk from coastal change
5. Flood Risk		Very westernmost section of the site is located within Flood Zones 3a and 3b, as such, this part of the site is removed from consideration. The remaining part is not within Flood Zones 3a and 3b and is scored accordingly. The remainder of the assessment considers only the parts not within Flood Zones 3a and 3b.
Stage 2		
6. Brownfield or Greenfield?		Greenfield Site
7. Accessibility to Services Score		52
8. Accessibility to Recreation Score		1
9. Regional and Local Biodiversity		North & East Yorkshire Ecological Data Centre - Protected and Priority Species (Common pipistrelle bat, brown trout, water vole, otter) within site; 13 species of birds; Turtle dove, badger, noctule bat, soprano pipistrelle bat within 500m of site  Yorkshire Wildlife Trust - Whilst tree planting is generally advocated this should not take place on existing valuable habitats such as species rich grasslands and therefore any planting scheme should be preceded by an Ecological Assessment. Burniston Beck/Cow Wath Beck was once designated as a SINC site and therefore the potential for ecological enhancement should be explored. The potential for creating other valuable habitats should be considered.
10. Trees and Hedgerows		Various tree and hedgerow coverage bordering the site. Where deemed a key feature, could be retained and integrated into development with only limited losses
11. Historic Environment		SBC Conservation - The site is in close proximity to the designated Burniston Conservation Area as well as both the Grade II Listed Beck Farmhouse (including its farmstead) and the small Grade II Listed Prickybeck Bridge. The site is also sited immediately adjacent to the Cinder Track (being the former Scarborough to Whitby railway line) which is a non-designated heritage asset utilised as a well-used piece of Green Infrastructure (cycling, walking, running etc.).

		<p>The host site provides a welcome break from the built up settlement of Burniston (including the Conservation Area) and the engineered Cinder Track. It is considered that the infilling of this space with residential development would undoubtedly harm the setting of the nearby designated heritage assets, as well as adversely affecting the experience users of the non-designated Cinder Track have of the historic environment.</p> <p>Historic England - The site is close to the Burniston Conservation Area and two Grade II Listed Buildings, Beck Farmhouse and Prickybeck Bridge. Development of this area could harm elements which contribute to the significance of these designated heritage assets.</p>
12. Character of Built Area		<p>The site plays an important role in the character of this part of Burniston and its relationship with the wider countryside setting. The Cinder Track is an important, well-used recreational route and Rocks Lane is an access point on to the Cinder Track that is also well-used. Other than the agricultural buildings in fairly close proximity, there is only sporadic housing to the east of the Beck and the development of this site is considered to have an adverse impact on the village.</p>
13. Impact on the Landscape		<p>The site lies within the landscape designation A1: Becks (Cloughton and Burniston) which is characterised by undulating terrain and farmland incised by minor watercourses or becks.</p> <p>This open paddock forms an important localised landscape setting within Burniston adding to the character of the historical form. Previous Local Plan (1999) Inspectors comments stated 'the site is prominent in views from within the village and from rights of way and it contributes to the setting and character of the village.' This view should still be considered valid and thus the retention of the land as a valuable break between the settlement and the Cinder Track is key.</p>
14. Flood Risk		See Question 4, the remainder of the site is within Flood Zone 1
15. Agricultural Land		Grade 3 Agricultural Land
16. Water Supply and Source Protection Zones		No impact
17. Mineral Resources		Site not within a Mineral Safeguarding Area
18. School Capacity		<p>Local Education Authority (NYCC) - The catchment school is operating close to capacity. School site is large enough for some expansion however highways authority have previously advised that expansion on the site may be very difficult without significant mitigation. As schools are typically expanded beyond one form of entry (30 places per year group) by either 15 or 30 pupils per year group to allow most efficient class structures it could present difficulties if one or two of the proposed sites in Burniston/Cloughton were approved as it would create capacity issues without yielding enough pupils for a half form of entry expansion.</p>
19. Capacity of Utility Providers		No objections have been received from any Utility Providers at this stage
20. Impact on Local Highway Network		<p>NYCC – [<i>Can access be achieved?</i>] The site does not connect to the highway. Depending on where access is proposed visibility is restricted by road alignment. [<i>Comments</i>] Rocks Lane is not suitable as the main access route for a large development. Junction of Rocks Lane and High Street is narrow with no potential to widen or improve. Cross lane is one vehicle wide Potential ransom strip at Bridge Close restricting access. Depending on where access is proposed visibility is restricted by road alignment of Rocks Lane/Field Lane. Rocks Lane/Field Lane approx 5m wide, road widen to bridge, footway to connecting to existing. Bridge width approx 4m between parapets</p>



21. Impact on Strategic Highway Network		National Highways – Unlikely to have significant individual impact on Strategic Road Network
22. Land Use Conflicts		Adjacent Cinder Track to the east, the impact of views from which has been considered previously, however, in terms of uses conflicting, it is considered mitigation would be possible.
23. Any Other Constraints?		No other known constraints at this time
<b>Stage 3 Deliverability</b>		
24. Land Ownership Constraints		The site is in single ownership and the site has been made available
25. Availability Constraints		The site is available immediately and there are no issues that require resolution
26. Viability		No evidence has been submitted at this stage, however, there appear to be significant highways constraints that would require resolving prior to development of the site (see Question 20).
27. Estimated Timescale for Delivery		As there are constraints that have been identified and the site is not to be allocated, the site will not come forward within the Plan period.
28. Estimated Yield	30	Based on 30 dph
Concluding Comments	There are significant constraints associated with the development of this site. It is considered development would have a detrimental impact on the character of the built area, the historic environment and the impact on the landscape. Furthermore, there are significant highways constraints that prohibit a safe and secure access to the site and its connection with the wider network.	

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						52	1																				30

Site Ref and Address: 20/03 - Land at Beck Farm, Rocks Lane, Burniston		
Proposed Use: Housing		Site Area: 0.98ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		Site well related to Burniston (Service Village)
2. Designated Biological / Geological Sites		There are no designated heritage assets within the site or within its setting
3. Designated Historic Sites		This site is within 5 kilometres of at least one SSSI and Forge Valley NNR. The site is of a scale that is not considered to have an unacceptable detrimental impact on any nationally or internationally designated site.
4. Coastal Change		Site not at risk from coastal change
5. Flood Risk		Site not within Flood Zones 3a and 3b
Stage 2		
6. Brownfield or Greenfield?		Greenfield Site
7. Accessibility to Services Score		52
8. Accessibility to Recreation Score		1
9. Regional and Local Biodiversity		<p>North &amp; East Yorkshire Ecological Data Centre - Protected and Priority Species (Common pipistrelle bat, Soprano pipistrelle bat, Noctule bat) within the site; (13 species of birds, Turtle dove, Brown/sea trout, water vole, otter, badger) within 500 metres of site.</p> <p>Yorkshire Wildlife Trust - YWT has no comments to make on this allocation at this stage. Should any additional information come forward we would be happy to provide additional comments.</p>
10. Trees and Hedgerows		Various tree and hedgerow coverage bordering the site. Where deemed a key feature, could be retained and integrated into development with only limited losses
11. Historic Environment		<p>SBC Conservation - Part of the proposal area forms a historic farmstead belonging to the nearby Grade II Listed former farmhouse known as Beck Farm. This means that most of the buildings (barns, outbuildings, sheds etc) forming the farmstead are curtilage listed buildings.</p> <p>There is a real mix of building types in the farmstead, ranging from 18th century stone-built barns/stables to concrete sheds. The development of the site therefore has potential to adversely impact upon the positive buildings in the farmstead; yet there could also be the potential to re-use the vernacular historic outbuildings for residential use without causing harm to the designated heritage assets.</p> <p>There is no doubt that the setting of the Grade II Listed farmhouse and its wider curtilage listed farmstead would be impacted upon by the development of the northernmost part of the site, as this parcel of land is set topographically higher than the farmstead. If the northern part was developed it would make it difficult to read</p>

		<p>the historic farmstead from the public realm. However, at the centre of the site, there is the potential to remove of some of the larger and non-traditional agricultural sheds, and replace them with more sympathetically scaled and designed buildings. This could improve the setting of the historic farmstead and wider setting of the Conservation Area.</p> <p>In addition to the above, upon observing historic Ordnance Survey maps of the site, both reference to 'Prickybeck Island' and the clear field boundaries shown signify a potential for buried archaeology to be present on the site. Not much is known about the site in the pre-18th century, but given its layout and set at a high-point in the landscape, there is potential for archaeological deposits to be present. This would need to be carefully considered should a development scheme be put forward.</p> <p>Historic England - The site is partly within the Burniston Conservation Area and adjacent to Beck Farmhouse, a Grade II Listed Building. The Grade II Listed Prickybeck Bridge is located to the south-west of the site. Development of this area could harm elements which contribute to the significance of these designated heritage assets.</p>
12. Character of Built Area		<p>The site plays an important role in the character of this part of Burniston and its relationship with the wider countryside setting. The Cinder Track is an important, well-used recreational route and Rocks Lane is an access point on to the Cinder Track that is also well-used. Other than the agricultural buildings within and in fairly close proximity to the site, there is only sporadic housing to the east of the Beck and the development of this site is considered to have an adverse impact on the character of this part of the village.</p>
13. Impact on the Landscape		<p>The site lies within the landscape designation A1: Becks (Cloughton and Burniston) which is characterised by undulating terrain and farmland incised by minor watercourses or becks.</p> <p>This open paddock forms an important localised landscape setting within Burniston adding to the character of the historical form. The retention of the land as a valuable break between the settlement and recreational land is key.</p>
14. Flood Risk		Site within Flood Zone 1
15. Agricultural Land		Grade 3 Agricultural Land
16. Water Supply and Source Protection Zones		No impact
17. Mineral Resources		Site not within a Mineral Safeguarding Area
18. School Capacity		<p>Local Education Authority (NYCC) - The catchment school is operating close to capacity. School site is large enough for some expansion however highways authority have previously advised that expansion on the site may be very difficult without significant mitigation. As schools are typically expanded beyond one form of entry (30 places per year group) by either 15 or 30 pupils per year group to allow most efficient class structures it could present difficulties if one or two of the proposed sites in Burniston/Cloughton were approved as it would create capacity issues without yielding enough pupils for a half form of entry expansion.</p>
19. Capacity of Utility Providers		No objections have been received from any Utility Providers at this stage
20. Impact on Local Highway Network		<p>NYCC – [Can access be achieved?] Depending on where access is proposed visibility is restricted by road alignment. [Comments] Rocks Lane is not suitable as the main access route for a large development. Junction of Rocks Lane and High Street is narrow with no potential to widen or improve. Cross lane is one vehicle wide. Depending on where access is proposed visibility is restricted by road alignment of Rocks Lane/Field Lane and by</p>

		railway bridge. Visibility could only be achieved by removal of hedge along frontage to site. Current farm access visibility obstructed by adjacent property. Rocks Lane/Field Lane approx 5m wide, road widen to bridge, footway to connecting to existing. Bridge width approx 4m between parapets
21. Impact on Strategic Highway Network		National Highways – Unlikely to have significant individual impact on Strategic Road Network
22. Land Use Conflicts		Adjacent Cinder Track to the east, the impact of views from which has been considered previously, however, in terms of uses conflicting, it is considered mitigation would be possible.
23. Any Other Constraints?		No other known constraints at this time
<b>Stage 3 Deliverability</b>		
24. Land Ownership Constraints		The site is in single ownership and the site has been made available
25. Availability Constraints		The site is available immediately and there are no issues that require resolution
26. Viability		No evidence has been submitted at this stage, however, there appear to be significant highways constraints that would require resolving prior to development of the site (see Question 20).
27. Estimated Timescale for Delivery		As there are constraints that have been identified and the site is not to be allocated, the site will not come forward within the Plan period.
28. Estimated Yield	30	Based on 30 dph
Concluding Comments	There are significant constraints associated with the development of this site. It is considered development would have a detrimental impact on the character of the built area, the historic environment and the impact on the landscape. Furthermore, there are significant highways constraints that prohibit a safe and secure access to the site and its connection with the wider network.	

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Site Ref and Address: 20/04 - Land at Low Farm, Rocks Lane, Burniston		
Proposed Use: Housing		Site Area: 0.61 ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		Site well related to Burniston (Service Village)
2. Designated Biological / Geological Sites		There are no designated heritage assets within the site or within its setting
3. Designated Historic Sites		This site is within 5 kilometres of at least one SSSI and Forge Valley NNR. The site is of a scale that is not considered to have an unacceptable detrimental impact on any nationally or internationally designated site.
4. Coastal Change		Site not at risk from coastal change
5. Flood Risk		The very north-easternmost edge of the site is located within Flood Zones 3a and 3b, as such, this part of the site is removed from consideration. The remaining part is not within Flood Zones 3a and 3b and is scored accordingly. The remainder of the assessment considers only the parts not within Flood Zones 3a and 3b.
Stage 2		
6. Brownfield or Greenfield?		Greenfield Site
7. Accessibility to Services Score		55
8. Accessibility to Recreation Score		3
9. Regional and Local Biodiversity		North & East Yorkshire Ecological Data Centre - Protected and Priority Species (13 species of birds; Turtle dove, brown/sea trout, water vole, otter, badger, noctule bat, common pipistrelle bat, soprano pipistrelle bat) within 500 metres of site.  Yorkshire Wildlife Trust - Burniston Beck/Cow Wath Beck was once designated as a SINC site and therefore the potential for ecological enhancement should be explored.
10. Trees and Hedgerows		Various tree and hedgerow coverage bordering parts of the site. Where deemed a key feature, could be retained and integrated into development with only limited losses
11. Historic Environment		SBC Conservation - The site is sited within the Burniston Conservation Area, and contributes to the character of this part of the designated heritage asset. The western side of Rocks Lane is defined by two large farmhouses and their farmsteads (Low Farm and Beck Farm) with areas of open grassland spacing these properties from the rest of the village. This character is distinctly different to the rest of the historic built environment which is predominantly characterised densely packed cottages immediately addressing the nearby streets of High Street, Coastal Road and Cross Street.  If developed the site would have considerable impact on the Conservation Area as assessed previously, but would no doubt have an impact on the setting of Grade II Listed Buildings, most notably the farmhouse/stead known as Low Farm which is immediately adjacent to the site to the south east. This impact would be at least two-fold,

		<p>firstly distorting the farmstead's semi-rural setting which has been present for at least 170 years (the site is devoid of development on the First Edition OS map, 1848), and secondly, views of the rear elevations of the buildings in the farmstead would likely be distorted from Rocks Lane.</p> <p>Also, if developed, given the proximity to the core of the historic settlement there may well be buried archaeology present at the site.</p> <p>Historic England - The site is within the Burniston Conservation Area and close to a number of Grade II Listed Buildings, including Low Farm adjacent to the sites south-west boundary. Development of this area could harm elements which contribute to the significance of these designated heritage assets.</p>
12. Character of Built Area		<p>The site is to the rear of Rocks Lane and High Street. Much of Burniston has development to the rear of the original linear form of the settlement and existing housing extends as much to the rear as this site to both the south (Cross Lane) and the north (Wandales Road). As such, it is considered that an appropriate scheme may be designed that could be suitable in this location although particular attention would have to be paid to the historic assets and neighbouring dwellings in close proximity.</p>
13. Impact on the Landscape		<p>The site lies within the landscape designation A1: Becks (Cloughton and Burniston) which is characterised by undulating terrain and farmland incised by minor watercourses or becks.</p> <p>The site is fairly well hidden from the wider landscape setting of Burniston although the sporadic form of development along Rocks Lane does contribute to a more localised landscape setting. Nevertheless, the important rural characteristics are more noticeable beyond this site.</p>
14. Flood Risk		See Question 4, the remainder of the site is within Flood Zone 1
15. Agricultural Land		Grade 3 Agricultural Land
16. Water Supply and Source Protection Zones		No impact
17. Mineral Resources		Site not within a Mineral Safeguarding Area
18. School Capacity		Local Education Authority (NYCC) - The catchment school is operating close to capacity. School site is large enough for some expansion however highways authority have previously advised that expansion on the site may be very difficult without significant mitigation. As schools are typically expanded beyond one form of entry (30 places per year group) by either 15 or 30 pupils per year group to allow most efficient class structures it could present difficulties if one or two of the proposed sites in Burniston/Cloughton were approved as it would create capacity issues without yielding enough pupils for a half form of entry expansion.
19. Capacity of Utility Providers		No objections have been received from any Utility Providers at this stage
20. Impact on Local Highway Network		NYCC – <i>[Can access be achieved?]</i> Rocks Lane only 5.1m wide. <i>[Comments]</i> Rocks Lane is not suitable as the main access route for a large development. Junction of Rocks Lane and High Street is narrow with no potential to widen or improve. Cross lane is one vehicle wide Rocks Lane only 5.1m wide, any possible access would have to be on the brow of a hill on a narrow lane. Potential to develop as extension of site 20-05
21. Impact on Strategic Highway Network		National Highways – Unlikely to have significant individual impact on Strategic Road Network
22. Land Use Conflicts		Site neighbours existing residential properties as well as agricultural buildings. It is considered appropriate design could mitigate any issues in this regard.

23. Any Other Constraints?		No other known constraints at this time.
Stage 3 Deliverability		
24. Land Ownership Constraints		The site is in single ownership and the site has been made available
25. Availability Constraints		The site is available immediately and there are no issues that require resolution
26. Viability		No evidence has been submitted at this stage, however, there appear to be significant highways constraints that would require resolving prior to development of the site (see Question 20).
27. Estimated Timescale for Delivery		As there are constraints that have been identified and the site is not to be allocated, the site will not come forward within the Plan period.
28. Estimated Yield	20	Based on 30 dph
Concluding Comments	There are significant constraints associated with the development of this site. It is considered development would have a detrimental impact on the historic environment. Furthermore, there are significant highways constraints that prohibit a safe and secure access to the site and its connection with the wider network. There may be an opportunity to access the site through adjacent site 20/05, however, as that site is also not recommended to be taken forward as an allocation, this would not be possible.	

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Site Ref and Address: 20/05 - Land at Low Farm, High Street, Burniston		
Proposed Use: Housing		Site Area: 0.17ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		Site well related to Burniston (Service Village)
2. Designated Biological / Geological Sites		There are no designated heritage assets within the site or within its setting
3. Designated Historic Sites		This site is within 5 kilometres of at least one SSSI and Forge Valley NNR. The site is of a scale that is not considered to have an unacceptable detrimental impact on any nationally or internationally designated site.
4. Coastal Change		Site not at risk from coastal change
5. Flood Risk		Site not within Flood Zones 3a and 3b
Stage 2		
6. Brownfield or Greenfield?		Greenfield Site
7. Accessibility to Services Score		55
8. Accessibility to Recreation Score		4
9. Regional and Local Biodiversity		<p>North &amp; East Yorkshire Ecological Data Centre - Protected and Priority Species (13 species of birds; Turtle dove, brown/sea trout, water vole, otter, badger, noctule bat, common pipistrelle bat, soprano pipistrelle bat) within 500 metres of site.</p> <p>Yorkshire Wildlife Trust - YWT has no comments to make on this allocation at this stage. Should any additional information come forward we would be happy to provide additional comments.</p>
10. Trees and Hedgerows		Various tree and hedgerow coverage bordering parts of the site. Where deemed a key feature, could be retained and integrated into development with only limited losses
11. Historic Environment		<p>SBC Conservation - At present the site serves as the domestic garden for Low Farm, which is a Grade II Listed Building. Given the historic relationship and historic/current ownership of the land it is therefore considered to form part of the listed building's curtilage, meaning that the front stone wall and other detached buildings on the site are curtilage listed. Therefore, in order to develop the site some alteration/removal of curtilage listed structures would likely be required and this could have an adverse effect on the designated heritage assets.</p> <p>The site forms part of the designated Conservation Area and therefore the development of the land would inevitably impact upon the area's character. This includes an effect on how the setting of Listed Building, namely Low Farm is observed from the public realm.</p> <p>There is archaeological potential on the site due to its placement within the historic core of the village.</p>



		Historic England - The site is within the Burniston Conservation Area and close to a number of Grade II Listed Buildings, including Low Farm immediately south of the site. Development of this area could harm elements which contribute to the significance of these designated heritage assets.
12. Character of Built Area		The site forms an important gap in the frontage within High Street, Burniston. As outlined above, it is in close proximity to historic assets that contribute to the character of the built area and the large stone wall that forms the full length of the boundary is an important asset. As such, it is considered development would have an adverse impact on this part of Burniston.
13. Impact on the Landscape		The site lies within the landscape designation A1: Becks (Cloughton and Burniston) which is characterised by undulating terrain and farmland incised by minor watercourses or becks. The site is fairly well hidden from the wider landscape setting of Burniston, and forms part of the built setting of the village and has no impact on the wider landscape.
14. Flood Risk		Site within Flood Zone 1
15. Agricultural Land		Grade 3 Agricultural Land
16. Water Supply and Source Protection Zones		No impact
17. Mineral Resources		Site not within a Mineral Safeguarding Area
18. School Capacity		Local Education Authority (NYCC) - The catchment school is operating close to capacity. School site is large enough for some expansion however highways authority have previously advised that expansion on the site may be very difficult without significant mitigation. As schools are typically expanded beyond one form of entry (30 places per year group) by either 15 or 30 pupils per year group to allow most efficient class structures it could present difficulties if one or two of the proposed sites in Burniston/Cloughton were approved as it would create capacity issues without yielding enough pupils for a half form of entry expansion.
19. Capacity of Utility Providers		No objections have been received from any Utility Providers at this stage
20. Impact on Local Highway Network		NYCC – [ <i>Can access be achieved?</i> ] yes with careful positioning between bus stop and adjacent building - no actual on site measurement taken. [ <i>Comments</i> ] Main access for this site and 20-04. Rocks Lane possible emergency access depending on location and development with site 20-04. relocation of the bus stop and shelter would help with visibility and access
21. Impact on Strategic Highway Network		National Highways – Unlikely to have significant individual impact on Strategic Road Network
22. Land Use Conflicts		Site adjacent existing dwellings along the frontage of High Street. Any impact could likely be mitigated against.
23. Any Other Constraints?		No other known constraints at this time.
<b>Stage 3 Deliverability</b>		
24. Land Ownership Constraints		The site is in single ownership and the site has been made available
25. Availability Constraints		The site is available immediately and there are no issues that require resolution
26. Viability		No evidence has been submitted at this stage, however, there appear to be significant highways constraints that would require resolving prior to development of the site (see Question 20).
27. Estimated Timescale for Delivery		As there are constraints that have been identified and the site is not to be allocated, the site will not come forward within the Plan period.
28. Estimated Yield	5	Based on 30 dph

Concluding Comments	There are significant constraints associated with the development of this site. It is considered development would have a detrimental impact on the historic environment and the character of the built area.
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Site Ref and Address: 20/06 - Land to North of Overgreen View, Burniston (1)		
Proposed Use: Housing		Site Area: 3.85ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		Site well related to Burniston (Service Village)
2. Designated Biological / Geological Sites		This site is within 5 kilometres of at least one SSSI and Forge Valley NNR. The site is of a scale that is not considered to have an unacceptable detrimental impact on any nationally or internationally designated site.
3. Designated Historic Sites		There are no designated heritage assets within the site or within its setting.
4. Coastal Change		Site not at risk from coastal change
5. Flood Risk		The middle of site is covered by Flood Zones 3a and 3b. The eastern portion of the site (approximately 2ha) is within Flood Zone 1 but is separated from the built form of Burniston by the area covered by Flood Zones 3a and 3b which would be unsuitable for the provision of an access. As such, the site can only be considered at its westernmost section (that area within Flood Zone 1). All of that land is considered as part of site submission 20/07. As such, this site (20/06) is dismissed at this stage and is no longer under consideration for potential allocation.
Stage 2		
6. Brownfield or Greenfield?		
7. Accessibility to Services Score		
8. Accessibility to Recreation Score		
9. Regional and Local Biodiversity		
10. Trees and Hedgerows		
11. Historic Environment		
12. Character of Built Area		
13. Impact on the Landscape		
14. Flood Risk		
15. Agricultural Land		
16. Water Supply and Source Protection Zones		
17. Mineral Resources		
18. School Capacity		
19. Capacity of Utility Providers		
20. Impact on Local Highway Network		
21. Impact on Strategic Highway Network		
22. Land Use Conflicts		
23. Any Other Constraints?		

Stage 3 Deliverability		
24. Land Ownership Constraints		
25. Availability Constraints		
26. Viability		
27. Estimated Timescale for Delivery		
28. Estimated Yield		
Concluding Comments		

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Site Ref and Address: 20/07 - Land to North of Overgreen View, Burniston (2)		
Proposed Use: Housing		Site Area: 1.06ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		Site well related to Burniston (Service Village)
2. Designated Biological / Geological Sites		This site is within 5 kilometres of at least one SSSI and Forge Valley NNR. The site is of a scale that is not considered to have an unacceptable detrimental impact on any nationally or internationally designated site.
3. Designated Historic Sites		There are no designated heritage assets within the site or within its setting.
4. Coastal Change		Site not at risk from coastal change
5. Flood Risk		Approximately 50% of the site (eastern portion) is located within Flood Zones 3a and 3b, as such, this part of the site is removed from consideration. The remaining part is not within Flood Zones 3a and 3b and is scored accordingly. The remainder of the assessment considers only the parts not within Flood Zones 3a and 3b.
Stage 2		
6. Brownfield or Greenfield?		Greenfield Site
7. Accessibility to Services Score		59
8. Accessibility to Recreation Score		6
9. Regional and Local Biodiversity		<p>North &amp; East Yorkshire Ecological Data Centre - Legally Protected and Priority Species (Brown/sea trout, 13 species of birds, 5 species of native amphibian, Turtle dove, water vole, otter, badger, common pipistrelle bat, soprano pipistrelle bat, myotis bat species, noctule bat) within 500m of site.</p> <p>Yorkshire Wildlife Trust - Burniston Beck/Cow Wath Beck was once designated as a SINC site and therefore the potential for ecological enhancement should be explored</p>
10. Trees and Hedgerows		Various tree and hedgerow coverage bordering parts of the site including towards the Beck. Where deemed a key feature, could be retained and integrated into development with only limited losses
11. Historic Environment		<p>SBC Conservation - The site contributes to the wider historic landscape and has field boundaries that were the present on the 1854 published Ordnance Survey map. Of particular interest is the site's southern boundary that appears to form part of the historic boundary line between Burniston and Cloughton, as well as a beck. This could mean that the boundary has been engineered and could have some landscape archaeological interest.</p> <p>Historic England - The site is 260 metres north-west of Burniston Conservation Area and close to Corner House, a Grade II Listed Building. Development of this area could harm elements which contribute to the significance of these designated heritage assets.</p>
12. Character of Built Area		The site forms an important feature in the local context between the majority of the built form of Burniston and the more sporadic development between Burniston and Cloughton to the north. The site is immediately adjacent

		the bowling green, playground and the parish hall and forms an important setting to this part of the settlement. Whilst design may partially mitigate the impact, the gap is considered to play an important part in framing this part of Burniston.
13. Impact on the Landscape		The site lies within the landscape designation A1: Becks (Cloughton and Burniston) which is characterised by undulating terrain and farmland incised by minor watercourses or becks. Although much of the site drops down to the east, the frontage is an important gap and allows views from the A171 across the site towards the Cinder Track and the hills to the east of Burniston. This is the only such viewpoint in this immediate area and is therefore, important in terms of offering views east as well as to the north-west and the North York Moors National Park.
14. Flood Risk		See Question 4, the remainder of the site is within Flood Zone 1
15. Agricultural Land		Grade 3 Agricultural Land
16. Water Supply and Source Protection Zones		No impact
17. Mineral Resources		Site not within a Mineral Safeguarding Area
18. School Capacity		Local Education Authority (NYCC) - The catchment school is operating close to capacity. School site is large enough for some expansion however highways authority have previously advised that expansion on the site may be very difficult without significant mitigation. As schools are typically expanded beyond one form of entry (30 places per year group) by either 15 or 30 pupils per year group to allow most efficient class structures it could present difficulties if one or two of the proposed sites in Burniston/Cloughton were approved as it would create capacity issues without yielding enough pupils for a half form of entry expansion.
19. Capacity of Utility Providers		No objections have been received from any Utility Providers at this stage
20. Impact on Local Highway Network		NYCC – <i>[Can access be achieved?]</i> Yes <i>[Comments]</i> Controlled pedestrian crossing approximately 50 m from potential access. Site split by Burniston Beck, flooding issues, new bridge required and AIP would be needed.
21. Impact on Strategic Highway Network		National Highways – Unlikely to have significant individual impact on Strategic Road Network
22. Land Use Conflicts		Site adjoins residential dwellings to the south and the Bowling Club to the north – it is likely any impact could be mitigated against through appropriate layout and design.
23. Any Other Constraints?		No other known constraints at this time.
Stage 3 Deliverability		
24. Land Ownership Constraints		The site is in single ownership and the site has been made available
25. Availability Constraints		The site is available immediately and there are no issues that require resolution
26. Viability		There do not appear to be any specific reasons to suggest delivery of the site would not be viable although no detailed evidence has been submitted – it should be noted that the larger submitted site (dismissed due to flood risk) would require a bridge going over the Beck.
27. Estimated Timescale for Delivery		As there are constraints that have been identified and the site is not to be allocated, the site will not come forward within the Plan period.
28. Estimated Yield	30	Based on 30 dph of 70% developable site area.
Concluding Comments		The site forms part of an important gap at the northern end of Burniston. Whilst residential properties are sited to the south of the site, this site is the only separation prior to the community facilities (bowling green, play area and parish hall) and plays a valuable role in the open setting of the village with views across to the east.

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Site Ref and Address: 20/08 - Land West of Limestone Grove, Burniston		
Proposed Use: Housing		Site Area: 0.14ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		The site is of a size that would not deliver at least 5 dwellings as such it is not considered for allocation. The site may be considered for an amendment to the development limits. Any future proposal should be undertaken through the planning application process if a decision is taken to amend the development limits.
2. Designated Biological / Geological Sites		
3. Designated Historic Sites		
4. Coastal Change		
5. Flood Risk		
Stage 2		
6. Brownfield or Greenfield?		
7. Accessibility to Services Score		
8. Accessibility to Recreation Score		
9. Regional and Local Biodiversity		
10. Trees and Hedgerows		
11. Historic Environment		
12. Character of Built Area		
13. Impact on the Landscape		
14. Flood Risk		
15. Agricultural Land		
16. Water Supply and Source Protection Zones		
17. Mineral Resources		
18. School Capacity		
19. Capacity of Utility Providers		
20. Impact on Local Highway Network		
21. Impact on Strategic Highway Network		
22. Land Use Conflicts		
23. Any Other Constraints?		
Stage 3 Deliverability		
24. Land Ownership Constraints		

25. Availability Constraints		
26. Viability		
27. Estimated Timescale for Delivery		
28. Estimated Yield		
Concluding Comments		



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	

Site Ref and Address: 24/03 - Rear of 51 High Street, Cloughton		
Proposed Use: Housing	Site Area: 0.8 ha	
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		<p>Site is well related to Cloughton (Rural Village)</p> <p>As this site is located in close proximity to a Rural Village, it is not considered to accord with the requirements of Local Plan Policy SH1 'Settlement Hierarchy'. Policy SH 1 states, in the context of Rural Villages, "on the edges of Rural Villages, housing development will meet clearly identified local needs", adding in paragraph 4.20 that "New housing development on the edge of Rural Villages... will be to meet local and other functional needs, i.e. through the delivery of 'exceptions sites'.</p> <p>Although not suitable for allocation for market housing, the site may still be considered in relation to other tenure types such as self or custom build housing, Rural Exception sites, or First Homes Exception Sites. The most appropriate means for considering these would be outwith the Local Plan process.</p>
2. Designated Biological / Geological Sites		
3. Designated Historic Sites		
4. Coastal Change		
5. Flood Risk		
Stage 2		
6. Brownfield or Greenfield?		
7. Accessibility to Services Score		
8. Accessibility to Recreation Score		
9. Regional and Local Biodiversity		
10. Trees and Hedgerows		
11. Historic Environment		
12. Character of Built Area		
13. Impact on the Landscape		
14. Flood Risk		
15. Agricultural Land		
16. Water Supply and Source Protection Zones		
17. Mineral Resources		
18. School Capacity		
19. Capacity of Utility Providers		

20. Impact on Local Highway Network		
21. Impact on Strategic Highway Network		
22. Land Use Conflicts		
23. Any Other Constraints?		
<b>Stage 3 Deliverability</b>		
24. Land Ownership Constraints		
25. Availability Constraints		
26. Viability		
27. Estimated Timescale for Delivery		
28. Estimated Yield		
Concluding Comments		

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
						56	6																				40

Site Ref and Address: 24/04 - Land off Quarry Bank, Burniston		
Proposed Use: Housing	Site Area: 1.34ha	
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		Although within the parish of Cloughton, the site is well related to Burniston (Service Village)
2. Designated Biological / Geological Sites		This site is within 5 kilometres of at least one SSSI and Forge Valley NNR. The site is of a scale that is not considered to have an unacceptable detrimental impact on any nationally or internationally designated site.
3. Designated Historic Sites		There are no designated heritage assets within the site or within its setting.
4. Coastal Change		Site not at risk from coastal change
5. Flood Risk		Approximately 20% of the site (northern portion) is located within Flood Zones 3a and 3b, as such, this part of the site is removed from consideration. The remaining part is not within Flood Zones 3a and 3b and is scored accordingly. The remainder of the assessment considers only the parts not within Flood Zones 3a and 3b.
Stage 2		
6. Brownfield or Greenfield?		Greenfield Site
7. Accessibility to Services Score		56
8. Accessibility to Recreation Score		6
9. Regional and Local Biodiversity		<p>North &amp; East Yorkshire Ecological Data Centre - Site within 250m of Goose Dale &amp; Quarry Banks, and Cloughton Beck Marsh LNR/SINCs. Legally Protected and Priority Species (13 species of birds, 5 species of native amphibian, Turtle dove, brown/sea trout, bluebell, purple moor-grass, water vole, otter, badger, myotis bat species, common pipistrelle bat) within 500m of site. Priority habitats (Deciduous woodland) both within and adjacent site.</p> <p>Yorkshire Wildlife Trust - This site is very close (15 m) to Cloughton Beck Marsh SINC which was designated on the basis of ancient semi-neutral and calcareous grassland. The close proximity means that the SINC will be subject to recreational pressure.</p>
10. Trees and Hedgerows		Hedgerows along East, South and West boundaries of the site with trees also along the northern boundary. Where deemed a key feature, could be retained and integrated into development with only limited losses
11. Historic Environment		<p>SBC Conservation - The boundaries of the site are visible on the mid-19th century Ordnance Survey maps and therefore contributes to the wider historic landscape. The nearby properties along Quarry Bank were constructed in the mid-to-late 20th century and are alien to the character of the area that is predominately open farmland which creates a welcome break in development between Cloughton to the north and Burniston to the south. There is low potential for archaeological remains to be buried on this site.</p> <p>Historic England - The site is 300 metres south of Cloughton Conservation Area and 260 metres north of Corner House, a Grade II Listed Building.</p>

12. Character of Built Area		The site is detached from the traditional form of Burniston but is related to Quarry Bank, which is a row of dwellings that is largely isolated from the main part of the village. Adding to this would contribute to the extension of Burniston away from its traditional core in to the open countryside and eroding the gap between Burniston and Cloughton.
13. Impact on the Landscape		The site is defined as being within A1 'Cloughton & Burniston Becks' in the Landscape Study. Site becomes increasingly prominent where raised towards the west with an impact on vistas beyond Limestone Road toward the National Park. This could alter the context of the rural setting of Burniston with any further development at this northern end.
14. Flood Risk		See Question 4, the remainder of the site is within Flood Zone 1
15. Agricultural Land		Grade 3 Agricultural Land
16. Water Supply and Source Protection Zones		No impact
17. Mineral Resources		Site is not within a Mineral Safeguarding Area
18. School Capacity		Local Education Authority (NYCC) - The catchment school is operating close to capacity. School site is large enough for some expansion however highways authority have previously advised that expansion on the site may be very difficult without significant mitigation. As schools are typically expanded beyond one form of entry (30 places per year group) by either 15 or 30 pupils per year group to allow most efficient class structures it could present difficulties if one or two of the proposed sites in Burniston/Cloughton were approved as it would create capacity issues without yielding enough pupils for a half form of entry expansion.
19. Capacity of Utility Providers		No objections have been received from any Utility Providers at this stage
20. Impact on Local Highway Network		NYCC – [ <i>Can access be achieved?</i> ] yes onto Quarry Bank, but Quarry Bank to Mill Lane is substandard [ <i>Comments</i> ] visibility at junction onto Mill Lane should be improved, construct access track to Littlefield Close to NYCC spec and close Quarry Bank
21. Impact on Strategic Highway Network		National Highways – Unlikely to have significant individual impact on Strategic Road Network
22. Land Use Conflicts		Residential dwellings adjacent the site to the north; Lindhead School and its playing fields are in close proximity to the south – in both instances, appropriate design would mitigate any impact
23. Any Other Constraints?		The Beck runs in close proximity to the northern boundary.
Stage 3 Deliverability		
24. Land Ownership Constraints		The site is in single ownership and the site has been made available
25. Availability Constraints		The site is available immediately and there are no issues that require resolution
26. Viability		There do not appear to be any specific reasons to suggest delivery of the site would not be viable although no detailed evidence has been submitted
27. Estimated Timescale for Delivery		As there are constraints that have been identified and the site is not to be allocated, the site will not come forward within the Plan period.
28. Estimated Yield	40	Based on 30 dph on a 70% developable site area
Concluding Comments		There are significant constraints associated with the development of this site. It is considered development would have a detrimental impact on the historic environment and the character of the built area particularly in terms of the important gap between Burniston and Cloughton.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28

Site Ref and Address: 24/05 - Rear of 25-27 High Street, Cloughton		
Proposed Use: Housing		Site Area: 0.41ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		<p>Site is well related to Cloughton (Rural Village)</p> <p>As this site is located in close proximity to a Rural Village, it is not considered to accord with the requirements of Local Plan Policy SH1 'Settlement Hierarchy'. Policy SH 1 states, in the context of Rural Villages, "on the edges of Rural Villages, housing development will meet clearly identified local needs", adding in paragraph 4.20 that "New housing development on the edge of Rural Villages... will be to meet local and other functional needs, i.e. through the delivery of 'exceptions sites'.</p> <p>Although not suitable for allocation for market housing, the site may still be considered in relation to other tenure types such as self or custom build housing, Rural Exception sites, or First Homes Exception Sites. The most appropriate means for considering these would be outwith the Local Plan process.</p>
2. Designated Biological / Geological Sites		
3. Designated Historic Sites		
4. Coastal Change		
5. Flood Risk		
Stage 2		
6. Brownfield or Greenfield?		
7. Accessibility to Services Score		
8. Accessibility to Recreation Score		
9. Regional and Local Biodiversity		
10. Trees and Hedgerows		
11. Historic Environment		
12. Character of Built Area		
13. Impact on the Landscape		
14. Flood Risk		
15. Agricultural Land		
16. Water Supply and Source Protection Zones		
17. Mineral Resources		
18. School Capacity		
19. Capacity of Utility Providers		

20. Impact on Local Highway Network		
21. Impact on Strategic Highway Network		
22. Land Use Conflicts		
23. Any Other Constraints?		
Stage 3 Deliverability		
24. Land Ownership Constraints		
25. Availability Constraints		
26. Viability		
27. Estimated Timescale for Delivery		
28. Estimated Yield		
Concluding Comments		

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	

Site Ref and Address: 24/06 - Land South of Linton Close, Cloughton		
Proposed Use: Housing	Site Area: 3ha	
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		<p>Site is well related to Cloughton (Rural Village)</p> <p>As this site is located in close proximity to a Rural Village, it is not considered to accord with the requirements of Local Plan Policy SH1 'Settlement Hierarchy'. Policy SH 1 states, in the context of Rural Villages, "on the edges of Rural Villages, housing development will meet clearly identified local needs", adding in paragraph 4.20 that "New housing development on the edge of Rural Villages... will be to meet local and other functional needs, i.e. through the delivery of 'exceptions sites'.</p> <p>Although not suitable for allocation for market housing, the site may still be considered in relation to other tenure types such as self or custom build housing, Rural Exception sites, or First Homes Exception Sites. The most appropriate means for considering these would be outwith the Local Plan process.</p>
2. Designated Biological / Geological Sites		
3. Designated Historic Sites		
4. Coastal Change		
5. Flood Risk		
Stage 2		
6. Brownfield or Greenfield?		
7. Accessibility to Services Score		
8. Accessibility to Recreation Score		
9. Regional and Local Biodiversity		
10. Trees and Hedgerows		
11. Historic Environment		
12. Character of Built Area		
13. Impact on the Landscape		
14. Flood Risk		
15. Agricultural Land		
16. Water Supply and Source Protection Zones		
17. Mineral Resources		
18. School Capacity		
19. Capacity of Utility Providers		

20. Impact on Local Highway Network		
21. Impact on Strategic Highway Network		
22. Land Use Conflicts		
23. Any Other Constraints?		
<b>Stage 3 Deliverability</b>		
24. Land Ownership Constraints		
25. Availability Constraints		
26. Viability		
27. Estimated Timescale for Delivery		
28. Estimated Yield		
Concluding Comments		



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28

Site Ref and Address: 24/07 - Land to the West and East of Mill Lane, Cloughton		
Proposed Use: Housing	Site Area: 4.52ha	
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		<p>Site is well related to Cloughton (Rural Village)</p> <p>As this site is located in close proximity to a Rural Village, it is not considered to accord with the requirements of Local Plan Policy SH1 'Settlement Hierarchy'. Policy SH 1 states, in the context of Rural Villages, "on the edges of Rural Villages, housing development will meet clearly identified local needs", adding in paragraph 4.20 that "New housing development on the edge of Rural Villages... will be to meet local and other functional needs, i.e. through the delivery of 'exceptions sites'.</p> <p>Although not suitable for allocation for market housing, the site may still be considered in relation to other tenure types such as self or custom build housing, Rural Exception sites, or First Homes Exception Sites. The most appropriate means for considering these would be outwith the Local Plan process.</p>
2. Designated Biological / Geological Sites		
3. Designated Historic Sites		
4. Coastal Change		
5. Flood Risk		
Stage 2		
6. Brownfield or Greenfield?		
7. Accessibility to Services Score		
8. Accessibility to Recreation Score		
9. Regional and Local Biodiversity		
10. Trees and Hedgerows		
11. Historic Environment		
12. Character of Built Area		
13. Impact on the Landscape		
14. Flood Risk		
15. Agricultural Land		
16. Water Supply and Source Protection Zones		
17. Mineral Resources		
18. School Capacity		
19. Capacity of Utility Providers		

20. Impact on Local Highway Network		
21. Impact on Strategic Highway Network		
22. Land Use Conflicts		
23. Any Other Constraints?		
<b>Stage 3 Deliverability</b>		
24. Land Ownership Constraints		
25. Availability Constraints		
26. Viability		
27. Estimated Timescale for Delivery		
28. Estimated Yield		
Concluding Comments		

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
						58	6																				15

Site Ref and Address: 24/08 - Land North of Quarry Bank, Burniston		
Proposed Use: Housing		Site Area: 0.5ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		Although within the Parish of Cloughton, the site is well related to Burniston (Service Village)
2. Designated Biological / Geological Sites		This site is within 5 kilometres of at least one SSSI and Forge Valley NNR. The site is of a scale that is not considered to have an unacceptable detrimental impact on any nationally or internationally designated site.
3. Designated Historic Sites		There are no designated heritage assets within the site or within its setting.
4. Coastal Change		Site not at risk from coastal change
5. Flood Risk		Approximately 50% of northern section of the site is located within Flood Zones 3a and 3b, as such, this part of the site is removed from consideration. The remaining part is not within Flood Zones 3a and 3b and is scored accordingly. The remainder of the assessment considers only the parts not within Flood Zones 3a and 3b.
Stage 2		
6. Brownfield or Greenfield?		Greenfield Site
7. Accessibility to Services Score		58
8. Accessibility to Recreation Score		6
9. Regional and Local Biodiversity		<p>North &amp; East Yorkshire Ecological Data Centre - Site adjacent Goose Dale &amp; Quarry Banks, and Cloughton Beck Marsh LNR/SINCs. Legally Protected and Priority Species (brown/sea trout, 13 species of birds, 5 species of native amphibian, Turtle dove, bluebell, purple moor-grass, water vole, otter, badger, myotis bat species, common pipistrelle bat) within 500m of site.</p> <p>Yorkshire Wildlife Trust - This site is very close (adjoining?) Cloughton Beck Marsh SINC which was designated on the basis of ancient semi-neutral and calcareous grassland. The close proximity means that the SINC will be subject to recreational pressure.</p>
10. Trees and Hedgerows		Extensive vegetation along much of the boundary of the site, particularly along the Beck to the north. Where deemed a key feature, could be retained and integrated into development with only limited losses
11. Historic Environment		SBC Conservation - Both to the immediate north and south of the site there are non-designated heritage assets. The asset to the north is engineered earthworks and waterways linked to the nearby historic mill, and to the south is a former 19th century School of stone construction, now in the use as a private Art Gallery. The latter reads very much as a standalone building between the historic settlements of Burniston to the south and Cloughton to the north, and whilst some other 20th century buildings have been erected, their placement being set back from the main road still ensures that the break in development is clear and obvious. The development of

		<p>this site would distort the open character as well as adversely affecting how the former school building is experienced.</p> <p>Historic England - The site is 290 metres south of Cloughton Conservation Area and 209 metres north of Corner House, a Grade II Listed Building.</p>
12. Character of Built Area		This site forms part of the important gap that separates Burniston to the south and Cloughton to the north. There is sporadic development to the south of the site until the more traditional form of Burniston from Limestone Road. As such, development of this site would appear incongruous with the built form of Burniston and would have an adverse impact on its character.
13. Impact on the Landscape		There are intermittent views through the site from the A171, however, they loss of this would not be considered significant owing to the proliferation of similar views along this stretch of the gap between Burniston and Cloughton, nevertheless, there is a localised landscape impact that could not be entirely mitigated against.
14. Flood Risk		See Question 4, the remainder of the site is within Flood Zone 1
15. Agricultural Land		Grade 3 Agricultural Land
16. Water Supply and Source Protection Zones		No impact
17. Mineral Resources		Site is not within a Mineral Safeguarding Area
18. School Capacity		Local Education Authority (NYCC) - The catchment school is operating close to capacity. School site is large enough for some expansion however highways authority have previously advised that expansion on the site may be very difficult without significant mitigation. As schools are typically expanded beyond one form of entry (30 places per year group) by either 15 or 30 pupils per year group to allow most efficient class structures it could present difficulties if one or two of the proposed sites in Burniston/Cloughton were approved as it would create capacity issues without yielding enough pupils for a half form of entry expansion.
19. Capacity of Utility Providers		No objections have been received from any Utility Providers at this stage
20. Impact on Local Highway Network		NYCC – [ <i>Can access be achieved?</i> ] Yes
21. Impact on Strategic Highway Network		National Highways – Unlikely to have significant individual impact on Strategic Road Network
22. Land Use Conflicts		Development compatible with surrounding uses.
23. Any Other Constraints?		The Beck runs in close proximity to the northern boundary.
<b>Stage 3 Deliverability</b>		
24. Land Ownership Constraints		The site is in single ownership and the site has been made available
25. Availability Constraints		The site is available immediately and there are no issues that require resolution
26. Viability		There do not appear to be any specific reasons to suggest delivery of the site would not be viable although no detailed evidence has been submitted
27. Estimated Timescale for Delivery		As there are constraints that have been identified and the site is not to be allocated, the site will not come forward within the Plan period.
28. Estimated Yield	15	Based on 30 dph
Concluding Comments	There are significant constraints associated with the development of this site. It is considered development would have a detrimental impact on the historic environment and the character of the built area particularly in terms of the important gap between Burniston and Cloughton.	

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28

Site Ref and Address: 24/09 - Land East of Linton Close, Cloughton		
Proposed Use: Housing		Site Area: 0.54 ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		<p>Site is well related to Cloughton (Rural Village)</p> <p>As this site is located in close proximity to a Rural Village, it is not considered to accord with the requirements of Local Plan Policy SH1 'Settlement Hierarchy'. Policy SH 1 states, in the context of Rural Villages, "on the edges of Rural Villages, housing development will meet clearly identified local needs", adding in paragraph 4.20 that "New housing development on the edge of Rural Villages... will be to meet local and other functional needs, i.e. through the delivery of 'exceptions sites'.</p> <p>Although not suitable for allocation for market housing, the site may still be considered in relation to other tenure types such as self or custom build housing, Rural Exception sites, or First Homes Exception Sites. The most appropriate means for considering these would be outwith the Local Plan process.</p>
2. Designated Biological / Geological Sites		
3. Designated Historic Sites		
4. Coastal Change		
5. Flood Risk		
Stage 2		
6. Brownfield or Greenfield?		
7. Accessibility to Services Score		
8. Accessibility to Recreation Score		
9. Regional and Local Biodiversity		
10. Trees and Hedgerows		
11. Historic Environment		
12. Character of Built Area		
13. Impact on the Landscape		
14. Flood Risk		
15. Agricultural Land		
16. Water Supply and Source Protection Zones		
17. Mineral Resources		

18. School Capacity		
19. Capacity of Utility Providers		
20. Impact on Local Highway Network		
21. Impact on Strategic Highway Network		
22. Land Use Conflicts		
23. Any Other Constraints?		
<b>Stage 3 Deliverability</b>		
24. Land Ownership Constraints		
25. Availability Constraints		
26. Viability		
27. Estimated Timescale for Delivery		
28. Estimated Yield		
Concluding Comments		

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	

Site Ref and Address: 24/10 - Land North of Tause's Lane, High Street, Cloughton		
Proposed Use: Housing	Site Area: 0.77ha	
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		<p>Site is well related to Cloughton (Rural Village)</p> <p>As this site is located in close proximity to a Rural Village, it is not considered to accord with the requirements of Local Plan Policy SH1 'Settlement Hierarchy'. Policy SH 1 states, in the context of Rural Villages, "on the edges of Rural Villages, housing development will meet clearly identified local needs", adding in paragraph 4.20 that "New housing development on the edge of Rural Villages... will be to meet local and other functional needs, i.e. through the delivery of 'exceptions sites'.</p> <p>Although not suitable for allocation for market housing, the site may still be considered in relation to other tenure types such as self or custom build housing, Rural Exception sites, or First Homes Exception Sites. The most appropriate means for considering these would be outwith the Local Plan process.</p>
2. Designated Biological / Geological Sites		
3. Designated Historic Sites		
4. Coastal Change		
5. Flood Risk		
Stage 2		
6. Brownfield or Greenfield?		
7. Accessibility to Services Score		
8. Accessibility to Recreation Score		
9. Regional and Local Biodiversity		
10. Trees and Hedgerows		
11. Historic Environment		
12. Character of Built Area		
13. Impact on the Landscape		
14. Flood Risk		
15. Agricultural Land		
16. Water Supply and Source Protection Zones		
17. Mineral Resources		
18. School Capacity		
19. Capacity of Utility Providers		

20. Impact on Local Highway Network		
21. Impact on Strategic Highway Network		
22. Land Use Conflicts		
23. Any Other Constraints?		
Stage 3 Deliverability		
24. Land Ownership Constraints		
25. Availability Constraints		
26. Viability		
27. Estimated Timescale for Delivery		
28. Estimated Yield		
Concluding Comments		



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	

Site Ref and Address: 24/11 - Rear of 19-23 High Street, Cloughton		
Proposed Use: Housing	Site Area: 0.37ha	
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		<p>Site is well related to Cloughton (Rural Village)</p> <p>As this site is located in close proximity to a Rural Village, it is not considered to accord with the requirements of Local Plan Policy SH1 'Settlement Hierarchy'. Policy SH 1 states, in the context of Rural Villages, "on the edges of Rural Villages, housing development will meet clearly identified local needs", adding in paragraph 4.20 that "New housing development on the edge of Rural Villages... will be to meet local and other functional needs, i.e. through the delivery of 'exceptions sites'.</p> <p>Although not suitable for allocation for market housing, the site may still be considered in relation to other tenure types such as self or custom build housing, Rural Exception sites, or First Homes Exception Sites. The most appropriate means for considering these would be outwith the Local Plan process.</p>
2. Designated Biological / Geological Sites		
3. Designated Historic Sites		
4. Coastal Change		
5. Flood Risk		
Stage 2		
6. Brownfield or Greenfield?		
7. Accessibility to Services Score		
8. Accessibility to Recreation Score		
9. Regional and Local Biodiversity		
10. Trees and Hedgerows		
11. Historic Environment		
12. Character of Built Area		
13. Impact on the Landscape		
14. Flood Risk		
15. Agricultural Land		
16. Water Supply and Source Protection Zones		
17. Mineral Resources		
18. School Capacity		
19. Capacity of Utility Providers		

20. Impact on Local Highway Network		
21. Impact on Strategic Highway Network		
22. Land Use Conflicts		
23. Any Other Constraints?		
<b>Stage 3 Deliverability</b>		
24. Land Ownership Constraints		
25. Availability Constraints		
26. Viability		
27. Estimated Timescale for Delivery		
28. Estimated Yield		
Concluding Comments		

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	

Site Ref and Address: 24/12 - Land South of Moor Lane, Cloughton		
Proposed Use: Housing		Site Area: 0.48ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		<p>Site is well related to Cloughton (Rural Village)</p> <p>As this site is located in close proximity to a Rural Village, it is not considered to accord with the requirements of Local Plan Policy SH1 'Settlement Hierarchy'. Policy SH 1 states, in the context of Rural Villages, "on the edges of Rural Villages, housing development will meet clearly identified local needs", adding in paragraph 4.20 that "New housing development on the edge of Rural Villages... will be to meet local and other functional needs, i.e. through the delivery of 'exceptions sites'.</p> <p>Although not suitable for allocation for market housing, the site may still be considered in relation to other tenure types such as self or custom build housing, Rural Exception sites, or First Homes Exception Sites. The most appropriate means for considering these would be outwith the Local Plan process.</p>
2. Designated Biological / Geological Sites		
3. Designated Historic Sites		
4. Coastal Change		
5. Flood Risk		
Stage 2		
6. Brownfield or Greenfield?		
7. Accessibility to Services Score		
8. Accessibility to Recreation Score		
9. Regional and Local Biodiversity		
10. Trees and Hedgerows		
11. Historic Environment		
12. Character of Built Area		
13. Impact on the Landscape		
14. Flood Risk		
15. Agricultural Land		
16. Water Supply and Source Protection Zones		
17. Mineral Resources		
18. School Capacity		
19. Capacity of Utility Providers		

20. Impact on Local Highway Network		
21. Impact on Strategic Highway Network		
22. Land Use Conflicts		
23. Any Other Constraints?		
<b>Stage 3 Deliverability</b>		
24. Land Ownership Constraints		
25. Availability Constraints		
26. Viability		
27. Estimated Timescale for Delivery		
28. Estimated Yield		
Concluding Comments		

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	

Site Ref and Address: 24/13 - Land East of Mill Lane, Cloughton		
Proposed Use: Housing	Site Area: 0.89ha	
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		<p>Site is well related to Cloughton (Rural Village)</p> <p>As this site is located in close proximity to a Rural Village, it is not considered to accord with the requirements of Local Plan Policy SH1 'Settlement Hierarchy'. Policy SH 1 states, in the context of Rural Villages, "on the edges of Rural Villages, housing development will meet clearly identified local needs", adding in paragraph 4.20 that "New housing development on the edge of Rural Villages... will be to meet local and other functional needs, i.e. through the delivery of 'exceptions sites'.</p> <p>Although not suitable for allocation for market housing, the site may still be considered in relation to other tenure types such as self or custom build housing, Rural Exception sites, or First Homes Exception Sites. The most appropriate means for considering these would be outwith the Local Plan process.</p>
2. Designated Biological / Geological Sites		
3. Designated Historic Sites		
4. Coastal Change		
5. Flood Risk		
Stage 2		
6. Brownfield or Greenfield?		
7. Accessibility to Services Score		
8. Accessibility to Recreation Score		
9. Regional and Local Biodiversity		
10. Trees and Hedgerows		
11. Historic Environment		
12. Character of Built Area		
13. Impact on the Landscape		
14. Flood Risk		
15. Agricultural Land		
16. Water Supply and Source Protection Zones		
17. Mineral Resources		
18. School Capacity		
19. Capacity of Utility Providers		

20. Impact on Local Highway Network		
21. Impact on Strategic Highway Network		
22. Land Use Conflicts		
23. Any Other Constraints?		
Stage 3 Deliverability		
24. Land Ownership Constraints		
25. Availability Constraints		
26. Viability		
27. Estimated Timescale for Delivery		
28. Estimated Yield		
Concluding Comments		

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
						59	1																				45

Site Ref and Address: 34/01 Land East of Low Garth, Sleights		
Proposed Use: Housing		Site Area: 1.58ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		Site well related to Sleights (Service Village)
2. Designated Biological / Geological Sites		The site is within 5 kilometres of at least one SSSI. The site is of a sufficient distance from any designated site that it is not considered to have any direct impact.
3. Designated Historic Sites		There are no designated heritage assets within the site or within its setting.
4. Coastal Change		Not considered to be at high risk from coastal change
5. Flood Risk		Site not within Flood Zones 3a and 3b
Stage 2		
6. Brownfield or Greenfield?		Greenfield Site
7. Accessibility to Services Score		59
8. Accessibility to Recreation Score		1
9. Regional and Local Biodiversity		North & East Yorkshire Ecological Data Centre - Legally Protected and Priority Species (Swift, Eel, Moonwort fern, 21 species of plants, Water vole, Otter, Pipistrelle bat species, Brown long-eared bat) within 500m of site. Priority habitats (Deciduous woodland) within boundary; Assessment needs to be made on existence, age and importance of traditional orchard. Large trees observed within housing allocation boundary and identified as deciduous woodland on Priority Habitat Inventory.  Yorkshire Wildlife Trust - Lies immediately adjacent to the North York Moors National Park and within 2 km of the North York Moors SAC/SPA European site, which must be taken into consideration.
10. Trees and Hedgerows		Various trees and hedgerows border part of the site, particularly alongside Iburndale Beck at its eastern bounday. In this instance, it would be likely developing the site would be with the retention of such vegetation wherever necessary.
11. Historic Environment		No site specific comments received at this time. Site scored accordingly but more information required at next stage of process
12. Character of Built Area		Although this would be related to the modern development prevalent around Birch Avenue and Birch Crescent, the form of the village is generally linear to the east of Birch Avenue. This estate like development would be out of character with this part of the settlement and would significantly alter this part of Sleights.
13. Impact on the Landscape		Although the site appears largely hidden from public viewpoints along Birch Avenue, the wider landscape setting is of significance due to the proximity towards the Beck and the wider open countryside setting of Sleights.
14. Flood Risk		Site within Flood Zone 1
15. Agricultural Land		Grade 3 Agricultural Land

16. Water Supply and Source Protection Zones		No impact
17. Mineral Resources		No site specific comments received at this time. Site scored accordingly but more information required at next stage of process
18. School Capacity		No site specific comments received at this time. Site scored accordingly but more information required at next stage of process
19. Capacity of Utility Providers		No objections have been received from any Utility Providers at this stage
20. Impact on Local Highway Network		No site specific comments received at this time. Site scored accordingly but more information required at next stage of process, particularly as it appears unclear whether Low Garth can accommodate any further properties being served from this access point.
21. Impact on Strategic Highway Network		National Highways – Unlikely to have significant individual impact on Strategic Road Network
22. Land Use Conflicts		The site is sat to the rear of existing dwellinghouses along Low Garth, mitigation would be required but considered compatible.
23. Any Other Constraints?		No known constraints at this time.
<b>Stage 3 Deliverability</b>		
24. Land Ownership Constraints		The site is in single ownership and the site has been made available
25. Availability Constraints		The site is available immediately and there are no issues that require resolution
26. Viability		There do not appear to be any specific reasons to suggest delivery of the site would not be viable although no detailed evidence has been submitted.
27. Estimated Timescale for Delivery		As there are constraints that have been identified and the site is not to be allocated, the site will not come forward within the Plan period.
28. Estimated Yield	45	Based on 30dph
Concluding Comments	The significant constraint associated with the development of this site is the impact on the landscape setting and the impact on existing residential properties as a consequence of the limited access options.	



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
						73	3																				220

Site Ref and Address: 35/01 Land at Stainsacre Lane, Whitby		
Proposed Use: Housing		Site Area: 10.52ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		Site is well related to Whitby
2. Designated Biological / Geological Sites		The site is within 5 kilometres of at least one SSSI. The site is of a sufficient distance from any designated site that it is not considered to have any direct impact.
3. Designated Historic Sites		There are no designated heritage assets within the site or within its setting. The impact on Whitby Abbey is considered later in the assessment.
4. Coastal Change		Site not at risk from coastal change
5. Flood Risk		Site not within Flood Zone 3a or 3b
Stage 2		
6. Brownfield or Greenfield?		Greenfield Site
7. Accessibility to Services Score		73
8. Accessibility to Recreation Score		3
9. Regional and Local Biodiversity		<p>North &amp; East Yorkshire Ecological Data Centre – Site within 250m of Spital Vale, Whitby LNR/SINC. Legally Protected and Priority Species (5 species of birds, Protected plants Killarney fern, frog orchid, bluebell, grass of parnassus, cinnabar moth, noctule bat, common pipistrelle bat) within 500m of site. Priority habitats (Deciduous Woodland) both within and adjacent site.</p> <p>Yorkshire Wildlife Trust - Lies immediately adjacent to Spital Vale SINC which was designated on the basis of semi-natural neutral and calcareous grassland. The proposed site is large and therefore the impacts of recreational pressure could be significant.</p>
10. Trees and Hedgerows		Significant parcels of vegetation at much of the eastern boundary of the site (adjoining Spital Beck) in addition to pockets of trees within and bordering the site at field boundaries. Where considered necessary to retain it is likely design could appropriately mitigate any impact.
11. Historic Environment		<p>SBC Conservation - Impact on the setting of the Scheduled Monument of Whitby Abbey. If accepted as an allocation, it is recommended that a detailed key view study be undertaken prior to designing the layout; this will allow for existing positive views of the Abbey to be safeguarded and new public views to be created. Potential for non-designated archaeological deposits to be present.</p> <p>Historic England - The site is adjacent to Lodge Farmhouse, a Grade II Listed Building. The site is also around 870 metres from Whitby Abbey, a Scheduled Monument. Development of this area could harm elements which contribute to the significance of these designated heritage assets.</p>

12. Character of Built Area		Whilst there are significant impacts of development on the setting of Whitby Abbey, and also the setting of Whitby within the wider landscape, these are both considered under other criteria within the assessment. Within the local character of the built form, the site is surrounded by industrial / employment uses including the Household Waste Recycling Centre, as well as existing residential development to the east.
13. Impact on the Landscape		The site falls within Character Area D2: Whitby Abbey in the Landscape Study. This character area is described as having positive features including 'the undeveloped, open and exposed, 'wild' character' and 'the iconic abbey ruins, which form a highly distinctive landmark and point of orientation.' Development of this site would impact upon the setting of Whitby and its landscape setting particularly when considering long-distance views from the south across Spital Beck and the slope up towards the Abbey.
14. Flood Risk		Site within Flood Zone 1
15. Agricultural Land		Grade 3 Agricultural Land
16. Water Supply and Source Protection Zones		No impact
17. Mineral Resources		Proposed site allocation 35/01 lies within the safeguarding NYMNP_Saltwick_Cloughton_buffer and so the North York Moors National Park Authority should be consulted on this proposed allocation. See additional comments on Land Use Conflicts.
18. School Capacity		Local Education Authority (NYCC) - There are not projected to be significant issues with catchment school accommodating some further pupils. Surplus primary and secondary places are currently available in this area.
19. Capacity of Utility Providers		No objections have been received from any Utility Providers at this stage
20. Impact on Local Highway Network		NYCC – <i>[Can access be achieved?]</i> Probably not. Access through St. Peter's Road would not be suitable. Sharing the access directly off the A171 with the primary school would not be desirable. Having the access to a residential development from the Industrial Estate Road of Botany Way is not desirable and it should be noted that Botany Way is not adopted yet. <i>[Comments]</i> Any proposals should take into consideration pedestrian routes, cycle routes along the A171 and the school access which is currently shared with Lodge farm
21. Impact on Strategic Highway Network		National Highways – Unlikely to have significant individual impact on Strategic Road Network
22. Land Use Conflicts		NYCC Minerals and Waste - Proposed site allocation 35/01 abuts the north-east corner of the existing Yorwaste Ltd, Fairfield Way Transfer Station, which is a safeguarded waste site. There is also a Waste Site Allocation WJP19 in the Minerals and Waste Joint Plan (for waste management capacity for C and I waste) for an enlarged area at the Fairfield Way Transfer Station. Proposed site allocation 35/01 would also be within 20 metres of northern edge of Whitby Household Waste Recycling Centre on Discovery Way (which is a safeguarded waste site in the MWJP). Existing residential development is adjacent parts of the western portion of the site. A school (East Whitby Academy) also lies to the west of the site. The site is also adjacent other uses associated with Whitby Industrial Estate. This would require significant mitigation and may require the need for a buffer along parts of the boundary of the site. For the purposes of this assessment, it is considered there are sufficient parcels of the site that would not be impacted by neighbouring land uses.

23. Any Other Constraints?		Parts of the site slope significantly – generally towards the Beck. This may mean a reduction in terms of developable site area, however, for the purposes of this assessment, sufficient parts of the site would be considered suitable for development.
Stage 3 Deliverability		
24. Land Ownership Constraints		The site is in single ownership and the site has been made available
25. Availability Constraints		The site is available immediately and there are no issues that require resolution
26. Viability		No evidence has been submitted at this stage, however, there appear to be highways constraints that would require resolving prior to development of the site (see Question 20) as well as topography (Question 23).
27. Estimated Timescale for Delivery		As there are constraints that have been identified and the site is not to be allocated, the site will not come forward within the Plan period.
28. Estimated Yield	220	Based on 30dph at 70% developable site area
Concluding Comments	The site lies to the north of Whitby Industrial Estate and extends as far north of Spital Beck. The site is constrained by a lack of available access and is considered to significantly impact on the landscape and wider setting of Whitby, and the setting of Whitby Abbey.	

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28

Site Ref and Address: 35/02 - Land to south-east of A171 / A169 Roundabout, Whitby		
Proposed Use: Mixed Commercial / Residential		Site Area: 7.74ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		Site located at least 1km to the west of the defined Development Limits of Whitby. Criteria 1 of the assessment states sites should be well related to settlements unless there are particular circumstances that would warrant an allocation. There appear to be no circumstances in this instance that would warrant residential or commercial development as has been proposed. As such, the site is dismissed at the first stage of the assessment.
2. Designated Biological / Geological Sites		
3. Designated Historic Sites		
4. Coastal Change		
5. Flood Risk		
Stage 2		
6. Brownfield or Greenfield?		
7. Accessibility to Services Score		
8. Accessibility to Recreation Score		
9. Regional and Local Biodiversity		
10. Trees and Hedgerows		
11. Historic Environment		
12. Character of Built Area		
13. Impact on the Landscape		
14. Flood Risk		
15. Agricultural Land		
16. Water Supply and Source Protection Zones		
17. Mineral Resources		
18. School Capacity		
19. Capacity of Utility Providers		
20. Impact on Local Highway Network		
21. Impact on Strategic Highway Network		
22. Land Use Conflicts		
23. Any Other Constraints?		
Stage 3 Deliverability		
24. Land Ownership Constraints		

25. Availability Constraints		
26. Viability		
27. Estimated Timescale for Delivery		
28. Estimated Yield		
Concluding Comments		

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
						55	0																				35

Site Ref and Address: 35/03 Land to the North of The Avenue, Ruswarp		
Proposed Use: Housing / Self-Build / Visitor Accommodation		Site Area: 1.13
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		Site is well related to Ruswarp (in close proximity to Development Limits of Whitby)
2. Designated Biological / Geological Sites		The site is within 5 kilometres of at least one SSSI. The site is of a sufficient distance from any designated site that it is not considered to have any direct impact.
3. Designated Historic Sites		There are no designated heritage assets within the site or within its setting.
4. Coastal Change		Site not at risk from coastal change
5. Flood Risk		Site in very close proximity to Flood Zones 3a and 3b to the east of the site
Stage 2		
6. Brownfield or Greenfield?		Greenfield Site
7. Accessibility to Services Score	55	
8. Accessibility to Recreation Score	0	
9. Regional and Local Biodiversity		North & East Yorkshire Ecological Data Centre - Site is within 250m of The Batts, Whitby LNR/SINC. Legally Protected and Priority Species (Palmate newt, common newt, herring, brown/sea trout, bluebell, water vole, otter, daubenton's bat, common pipistrelle bat, soprano pipistrelle bat, noctule bat) within 500m of site. Priority habitats (Deciduous woodland) adjacent site.  Yorkshire Wildlife Trust - Proximity to The Batts SINC and the potential for recreational impacts should be considered.
10. Trees and Hedgerows		Minor vegetation partially along boundaries of the site. Could be integrated in to development if required.
11. Historic Environment		Historic England - There are no designated heritage assets in the vicinity of the site.
12. Character of Built Area		Site located to the north-east of Ruswarp, accessed via The Avenue which fronts onto High Street at the centre of the village. This low-lying area to the north-east of Ruswarp characterises the setting of the village and its relationship with Whitby which slopes up above Ruswarp. This site contributes towards this important gap between Whitby and Ruswarp and its loss is considered inappropriate.
13. Impact on the Landscape		The site forms a key attractive landscape setting at the floor of the valley that is distinctive within the wider setting of Ruswarp and Whitby. Development of this site in any configuration would have a significant adverse impact upon the landscape setting of the area. There are also important views across this low lying area from the Cinder Track and Viaduct over which this route crosses.
14. Flood Risk		Site within Flood Zone 1, however, sited in very close proximity to Flood Zones 2, 3a and 3b to the east.

15. Agricultural Land		Grade 3 Agricultural Land
16. Water Supply and Source Protection Zones		No impact
17. Mineral Resources		Proposed site allocation is within the NYMNP_Saltwick_Cloughton_buffer; and the Potash 2km buffer so the North York Moors National Park Authority should be consulted on this proposed allocation.
18. School Capacity		Local Education Authority (NYCC) - There are not projected to be significant issues with catchment school accommodating some further pupils. Surplus primary and secondary places are currently available in this area.
19. Capacity of Utility Providers		No objections have been received from any Utility Providers at this stage
20. Impact on Local Highway Network		NYCC – [Can access be achieved?] No, The Avenue, Ruswarp is not an adopted road and is not up to adoptable standards. It serves as the only vehicular access to approx 19 dwellings, well above the threshold that the NYCC design guide recommends.
21. Impact on Strategic Highway Network		National Highways – Unlikely to have significant individual impact on Strategic Road Network
22. Land Use Conflicts		Site adjacent to existing dwellings also surrounded by open countryside. Likely compatible.
23. Any Other Constraints?		No other constraints at this time
<b>Stage 3 Deliverability</b>		
24. Land Ownership Constraints		The site is in single ownership and the site has been made available
25. Availability Constraints		The site is available immediately and there are no issues that require resolution
26. Viability		No evidence has been submitted at this stage, however, there appear to be significant highways constraints that would require resolving prior to development of the site (see Question 20).
27. Estimated Timescale for Delivery		As there are constraints that have been identified and the site is not to be allocated, the site will not come forward within the Plan period.
28. Estimated Yield	35	Based on 30 dph
Concluding Comments	There are significant constraints associated with the development of this site. It is considered development would have a detrimental impact on the character of the built area, and the impact on the landscape. Furthermore, there are significant highways constraints that prohibit a safe and secure access to the site and its connection with the wider network.	

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
						57	0																				15

Site Ref and Address: 35/04 Land to the South-East of The Avenue, Ruswarp		
Proposed Use: Housing		Site Area: 0.52ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		Site is well related to Ruswarp (in close proximity to Development Limits of Whitby)
2. Designated Biological / Geological Sites		The site is within 5 kilometres of at least one SSSI. The site is of a sufficient distance from any designated site that it is not considered to have any direct impact.
3. Designated Historic Sites		There are no designated heritage assets within the site or within its setting.
4. Coastal Change		Not considered to be at high risk from coastal change
5. Flood Risk		Easternmost part of the site within Flood Zones 3a and 3b, as such, this part of the site is removed from consideration. The remaining part is not within Flood Zones 3a and 3b and is scored accordingly. The remainder of the assessment considers only this part.
Stage 2		
6. Brownfield or Greenfield?		Greenfield Site
7. Accessibility to Services Score		57
8. Accessibility to Recreation Score		0
9. Regional and Local Biodiversity		North & East Yorkshire Ecological Data Centre - Protected and Priority Species (Common pipistrelle bat, Soprano pipistrelle bat) within the site; {Green woodpecker, eel, herring, atlantic salmon, brown/sea trout, bluebell, purple moor-grass, otter, noctule bat, daubenton's bat) within 500 metres of site.  Yorkshire Wildlife Trust - Proximity to The Bats SINC and the potential for recreational impacts should be considered.
10. Trees and Hedgerows		Minor vegetation partially along boundaries of the site. Could be integrated in to development if required.
11. Historic Environment		Historic England - The site is close to Ruswarp Conservation Area and the large group of Listed Buildings which form the core of the area. Ruswarp Hall, a Grade II* Listed Building, is located 50 metres to the south of the site. Development of this area could harm elements which contribute to the significance of these designated heritage assets.
12. Character of Built Area		Site located to the north-east of Ruswarp, accessed via The Avenue which fronts onto High Street at the centre of the village. This low-lying area to the north-east of Ruswarp characterises the setting of the village and its relationship with Whitby which slopes up above Ruswarp. This site contributes towards this important gap between Whitby and Ruswarp and its loss is considered inappropriate.
13. Impact on the Landscape		The site forms a key attractive landscape setting at the floor of the valley that is distinctive within the wider setting of Ruswarp and Whitby. Development of this site in any configuration would have a significant adverse



		impact upon the landscape setting of the area. There are also important views across this low lying area from the Cinder Track and Viaduct over which this route crosses.
14. Flood Risk		The eastern half of the site is sited within Flood Zone 2
15. Agricultural Land		Grade 3 Agricultural Land
16. Water Supply and Source Protection Zones		No impact
17. Mineral Resources		Proposed site allocation is within the NYMNP_Saltwick_Cloughton_buffer; and the Potash 2km buffer so the North York Moors National Park Authority should be consulted on this proposed allocation.
18. School Capacity		Local Education Authority (NYCC) - There are not projected to be significant issues with catchment school accommodating some further pupils. Surplus primary and secondary places are currently available in this area.
19. Capacity of Utility Providers		No objections have been received from any Utility Providers at this stage
20. Impact on Local Highway Network		NYCC – [Can access be achieved?] No, The Avenue, Ruswarp is not an adopted road and is not up to adoptable standards. It serves as the only vehicular access to approx 19 dwellings, well above the threshold that the NYCC design guide recommends.
21. Impact on Strategic Highway Network		National Highways – Unlikely to have significant individual impact on Strategic Road Network
22. Land Use Conflicts		Site adjacent to existing dwellings also surrounded by open countryside. Likely compatible.
23. Any Other Constraints?		No other known constraints at this time
<b>Stage 3 Deliverability</b>		
24. Land Ownership Constraints		The site is in single ownership and the site has been made available
25. Availability Constraints		The site is available immediately and there are no issues that require resolution
26. Viability		No evidence has been submitted at this stage, however, there appear to be significant highways constraints that would require resolving prior to development of the site (see Question 20).
27. Estimated Timescale for Delivery		As there are constraints that have been identified and the site is not to be allocated, the site will not come forward within the Plan period.
28. Estimated Yield	15	Based on 30 dph
Concluding Comments	There are significant constraints associated with the development of this site. It is considered development would have a detrimental impact on the character of the built area, the historic environment and the impact on the landscape. Furthermore, there are significant highways constraints that prohibit a safe and secure access to the site and its connection with the wider network.	

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
						57	0																				15

Site Ref and Address: 35/05 Land to the East of The Avenue, Ruswarp		
Proposed Use: Housing / Self-Build / Visitor Accommodation		Site Area: 0.59ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		Site is well related to Ruswarp (in close proximity to Development Limits of Whitby)
2. Designated Biological / Geological Sites		The site is within 5 kilometres of at least one SSSI. The site is of a sufficient distance from any designated site that it is not considered to have any direct impact.
3. Designated Historic Sites		There are no designated heritage assets within the site or within its setting.
4. Coastal Change		Not considered to be at high risk from coastal change
5. Flood Risk		Site in very close proximity to Flood Zones 3a and 3b to the east, however, site is entirely within Flood Zones 1 and 2
Stage 2		
6. Brownfield or Greenfield?		Greenfield Site
7. Accessibility to Services Score		57
8. Accessibility to Recreation Score		0
9. Regional and Local Biodiversity		North & East Yorkshire Ecological Data Centre - Protected and Priority Species (Green woodpecker, eel, herring, atlantic salmon, brown/sea trout, bluebell, purple moor-grass, otter, noctule bat, daubenton's bat, Common pipistrelle bat, Soprano pipistrelle bat) within 500 metres of site.  Yorkshire Wildlife Trust - Proximity to The Bats SINC and the potential for recreational impacts should be considered.
10. Trees and Hedgerows		Minor vegetation partially along boundaries of the site. Could be integrated in to development if required.
11. Historic Environment		Historic England - The site is close to Ruswarp Conservation Area and the large group of Listed Buildings which form the core of the area. Ruswarp Hall, a Grade II* Listed Building, is located 50 metres to the south of the site. Development of this area could harm elements which contribute to the significance of these designated heritage assets.
12. Character of Built Area		Site located to the north-east of Ruswarp, accessed via The Avenue which fronts onto High Street at the centre of the village. This low-lying area to the north-east of Ruswarp characterises the setting of the village and its relationship with Whitby which slopes up above Ruswarp. This site contributes towards this important gap between Whitby and Ruswarp and its loss is considered inappropriate.
13. Impact on the Landscape		The site forms a key attractive landscape setting at the floor of the valley that is distinctive within the wider setting of Ruswarp and Whitby. Development of this site in any configuration would have a significant adverse impact upon the landscape setting of the area. There are also important views across this low lying area from the Cinder Track and Viaduct over which this route crosses.

14. Flood Risk		Much of the eastern edge of the site is within Flood Zone 2
15. Agricultural Land		Grade 3 Agricultural Land
16. Water Supply and Source Protection Zones		No impact
17. Mineral Resources		Proposed site allocation is within the NYMNP_Saltwick_Cloughton_buffer; and the Potash 2km buffer so the North York Moors National Park Authority should be consulted on this proposed allocation.
18. School Capacity		Local Education Authority (NYCC) - There are not projected to be significant issues with catchment school accommodating some further pupils. Surplus primary and secondary places are currently available in this area.
19. Capacity of Utility Providers		No objections have been received from any Utility Providers at this stage
20. Impact on Local Highway Network		NYCC – [Can access be achieved?] No, The Avenue, Ruswarp is not an adopted road and is not up to adoptable standards. It serves as the only vehicular access to approx 19 dwellings, well above the threshold that the NYCC design guide recommends.
21. Impact on Strategic Highway Network		National Highways – Unlikely to have significant individual impact on Strategic Road Network
22. Land Use Conflicts		Site adjacent to existing dwellings also surrounded by open countryside. Likely compatible.
23. Any Other Constraints?		No other known constraints at this time
Stage 3 Deliverability		
24. Land Ownership Constraints		The site is in single ownership and the site has been made available
25. Availability Constraints		The site is available immediately and there are no issues that require resolution
26. Viability		No evidence has been submitted at this stage, however, there appear to be significant highways constraints that would require resolving prior to development of the site (see Question 20).
27. Estimated Timescale for Delivery		As there are constraints that have been identified and the site is not to be allocated, the site will not come forward within the Plan period.
28. Estimated Yield	15	Based on 30 dph
Concluding Comments	There are significant constraints associated with the development of this site. It is considered development would have a detrimental impact on the character of the built area, the historic environment and the impact on the landscape. Furthermore, there are significant highways constraints that prohibit a safe and secure access to the site and its connection with the wider network.	

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28

Site Ref and Address: 35/06 Land to the West of Links View, Whitby		
Proposed Use: Housing		Site Area: 0.06ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		The site is of a size that would not deliver at least 5 dwellings as such it is not considered for allocation. The site may be considered for an amendment to the development limits, however, the site is considered to form a visual link to former railway line and the open countryside beyond. There is a presumption in favour of retaining the former railway line in situ, as such, the site is dismissed.
2. Designated Biological / Geological Sites		
3. Designated Historic Sites		
4. Coastal Change		
5. Flood Risk		
Stage 2		
6. Brownfield or Greenfield?		
7. Accessibility to Services Score		
8. Accessibility to Recreation Score		
9. Regional and Local Biodiversity		
10. Trees and Hedgerows		
11. Historic Environment		
12. Character of Built Area		
13. Impact on the Landscape		
14. Flood Risk		
15. Agricultural Land		
16. Water Supply and Source Protection Zones		
17. Mineral Resources		
18. School Capacity		
19. Capacity of Utility Providers		
20. Impact on Local Highway Network		
21. Impact on Strategic Highway Network		
22. Land Use Conflicts		
23. Any Other Constraints?		
Stage 3 Deliverability		
24. Land Ownership Constraints		

25. Availability Constraints		
26. Viability		
27. Estimated Timescale for Delivery		
28. Estimated Yield		
Concluding Comments		

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	

Site Ref and Address: 35/07 Land to the East of 'Upper Bauldbyes', Prospect Hill, Whitby (1)		
Proposed Use: Housing		Site Area: 0.1ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		This site is of a scale that would not yield 5 dwellings. As such, it would not be considered for allocation.  The site is located within the existing development limits of Whitby, as such the acceptability of developing housing at this location should be considered through the pre-application planning process rather than through the Local Plan.
2. Designated Biological / Geological Sites		
3. Designated Historic Sites		
4. Coastal Change		
5. Flood Risk		
Stage 2		
6. Brownfield or Greenfield?		
7. Accessibility to Services Score		
8. Accessibility to Recreation Score		
9. Regional and Local Biodiversity		
10. Trees and Hedgerows		
11. Historic Environment		
12. Character of Built Area		
13. Impact on the Landscape		
14. Flood Risk		
15. Agricultural Land		
16. Water Supply and Source Protection Zones		
17. Mineral Resources		
18. School Capacity		
19. Capacity of Utility Providers		
20. Impact on Local Highway Network		
21. Impact on Strategic Highway Network		
22. Land Use Conflicts		
23. Any Other Constraints?		
Stage 3 Deliverability		
24. Land Ownership Constraints		

25. Availability Constraints		
26. Viability		
27. Estimated Timescale for Delivery		
28. Estimated Yield		
Concluding Comments		

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	

Site Ref and Address: 35/08 - Land to the East of 'Upper Bauldbyes', Prospect Hill, Whitby (2)		
Proposed Use: Housing		Site Area: 0.11ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		This site is of a scale that would not yield 5 dwellings. As such, it would not be considered for allocation.  The site is located within the existing development limits of Whitby, as such the acceptability of developing housing at this location should be considered through the pre-application planning process rather than through the Local Plan.
2. Designated Biological / Geological Sites		
3. Designated Historic Sites		
4. Coastal Change		
5. Flood Risk		
Stage 2		
6. Brownfield or Greenfield?		
7. Accessibility to Services Score		
8. Accessibility to Recreation Score		
9. Regional and Local Biodiversity		
10. Trees and Hedgerows		
11. Historic Environment		
12. Character of Built Area		
13. Impact on the Landscape		
14. Flood Risk		
15. Agricultural Land		
16. Water Supply and Source Protection Zones		
17. Mineral Resources		
18. School Capacity		
19. Capacity of Utility Providers		
20. Impact on Local Highway Network		
21. Impact on Strategic Highway Network		
22. Land Use Conflicts		
23. Any Other Constraints?		
Stage 3 Deliverability		
24. Land Ownership Constraints		



25. Availability Constraints		
26. Viability		
27. Estimated Timescale for Delivery		
28. Estimated Yield		
Concluding Comments		

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
						58	4																				270

Site Ref and Address: 35/09 Land between Castle Road and Sandsend Road, Whitby		
Proposed Use: Housing		Site Area: 12.89ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		Site is well related to Whitby
2. Designated Biological / Geological Sites		The site is within 5 kilometres of at least one SSSI. The site is of a sufficient distance from any designated site that it is not considered to have any direct impact.
3. Designated Historic Sites		There are no designated heritage assets within the site or within its setting.
4. Coastal Change		Not considered to be at high risk from coastal change
5. Flood Risk		Site not within Flood Zones 3a and 3b
Stage 2		
6. Brownfield or Greenfield?		Greenfield Site
7. Accessibility to Services Score		58
8. Accessibility to Recreation Score		4
9. Regional and Local Biodiversity		<p>North &amp; East Yorkshire Ecological Data Centre - Site adjacent Upgang Beck LNR/SINC. Legally Protected and Priority Species (Great crested newt, Turtle dove, Bee orchid, Slow-worm, Pipistrelle bat) within 500m of site. Priority habitats (Deciduous Woodland) adjacent site.</p> <p>Yorkshire Wildlife Trust - Lies immediately adjacent to Upgang Beck SINC which was designated on the basis of semi-natural neutral and calcareous grassland and therefore recreational pressure should be considered.</p>
10. Trees and Hedgerows		Extensive vegetation at southernmost part of the site which forms an important setting to Sneaton Castle and is widely visible from the northernmost part of the site and views from Sandsend Road. It is unclear whether development could be achievable without the loss of at least some of this vegetation. Additional areas of vegetation are within the site although it is likely this could be integrated if considered worthy of retention.
11. Historic Environment		<p>SBC Conservation - Impact on setting of Grade II* Ewe Cote Hall and other Listed Buildings in complex. Potential for wider impact on Whitby Abbey from views to the west of the site which are raised.</p> <p>Historic England - The southern end of this large elongated site is adjacent to a large group of Listed Buildings, including the Grade II* Listed Ewe Cote Hall. Further Listed buildings are located to the south and west of the site. Development of this area could harm elements which contribute to the significance of these designated heritage assets.</p>
12. Character of Built Area		Development of this site would impact on the character of the western edge of Whitby. Although the site lies alongside existing dwellings along much of its eastern boundary, the development to the east was designed with an edge-of-settlement character, i.e. planned areas of open space at key viewpoints to the west. Developing

		beyond this would see the continued sprawl of Whitby in to the open countryside. This would then impact upon the entrance from Sandsend and the B1460 / Castle Road approach towards the town centre. At present this approach is characterised by a softer transition from park and ride site, sporadic development and then Sneaton Castle prior to residential development to the north.
13. Impact on the Landscape		Significant impact on views from the north (at Sandsend Road) and the approach from Sandsend to the north-east. The site slopes up significantly from north to south with the southernmost part of this site forming the highest point. At this point, housing would sit atop the horizon and would impact on the views that are characterised by the vegetation alongside the edge of settlement.
14. Flood Risk		Site within Flood Zone 1
15. Agricultural Land		Grade 3 Agricultural Land
16. Water Supply and Source Protection Zones		No impact
17. Mineral Resources		Proposed site allocation is within the NYMNP_Saltwick_Cloughton_buffer and the NYMNP Sand & Gravel 250m buffer, so the North York Moors National Park Authority should be consulted on this proposed allocation.
18. School Capacity		Local Education Authority (NYCC) - There are not projected to be significant issues with catchment school accommodating some further pupils. Surplus primary and secondary places are currently available in this area.
19. Capacity of Utility Providers		No objections have been received from any Utility Providers at this stage
20. Impact on Local Highway Network		NYCC – [ <i>Can access be achieved?</i> ] For an access on the southern end of the site onto Castle Road, the location would need to be spaced away from the existing farm access. The cul de sacs on the eastern side of the site are not expected to be designed to cater for this amount of development but could be used as an emergency access point. For an access onto the A174 at the northern end of the site, this location would require significant improvements / alterations to the A174. [ <i>Comments</i> ] For an access onto the A174, this would require a grantpian condition to change the speed limit, i.e. Extend the 30mph limit to beyond the proposed access for a residential development. Other improvements / alterations along this stretch of road would include footways and traffic calming. Consideration should also be given to cycling and bus stop locations
21. Impact on Strategic Highway Network		National Highways – Unlikely to have significant individual impact on Strategic Road Network
22. Land Use Conflicts		Much of the site is in close proximity to a number of existing dwellings along both Love Lane and the Highfield Road area. This is considered an issue which can be overcome at the design stage of planning application. The site is also in close proximity to Sneaton Castle to the south and Ewe Cote Hall to the west. The site is also predominantly in use as a golf course which would result in the loss of several of the holes. A previous allocation would result in the loss of 2 holes but the re-configuration of the golf course would maintain its 18 hole status. The loss of this land would mean the 18 hole status could not be retained. It is therefore not considered an acceptable loss until such time alternative arrangements are made available or the course is no longer in operation – neither of which appear likely at this stage.
23. Any Other Constraints?		The site is in current use as a golf course. It is unclear how this important resource would be relocated and no supporting information has been submitted at this time.
Stage 3 Deliverability		
24. Land Ownership Constraints		The site is in single ownership and the site has been made available
25. Availability Constraints		The site is available immediately and there are no issues that require resolution

26. Viability		There do not appear to be any specific reasons to suggest delivery of the site would not be viable although no detailed evidence has been submitted.
27. Estimated Timescale for Delivery		As there are constraints that have been identified and the site is not to be allocated, the site will not come forward within the Plan period.
28. Estimated Yield	270	Based on 30dph at 70% developable site area
Concluding Comments		The site is in the form of a golf course and no information has been submitted in relation to its possible relocation or the longevity as a golf course. Additionally, there are significant constraints associated with the development of this site including the impact on the character of the built area, the impact on the landscape, the impact on designated historic assets, and the loss of important vegetation.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	
						75	4																					10

Site Ref and Address: 35/10 Land to East of Whitehall Wood, Larpool Lane, Whitby		
Proposed Use: Housing		Site Area: 0.38ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		Site is well related to Whitby
2. Designated Biological / Geological Sites		This site is within 5 kilometres of North York Moors SAC and SPA and at least one SSSI. The site is of a scale that is not considered to have an unacceptable detrimental impact on any nationally or internationally designated site.
3. Designated Historic Sites		There are no designated heritage assets within the site or within its setting. The impact on Whitby Abbey is considered later in the assessment.
4. Coastal Change		Not considered to be at high risk from coastal change
5. Flood Risk		Site not within Flood Zones 3a and 3b
Stage 2		
6. Brownfield or Greenfield?		Greenfield Site
7. Accessibility to Services Score		75
8. Accessibility to Recreation Score		4
9. Regional and Local Biodiversity		<p>North &amp; East Yorkshire Ecological Data Centre - Site adjacent Larpool and Whitehall Woods, Esk Valley; and River Esk LNR/SINCs. Legally Protected and Priority Species (River lamprey/lampern, atlantic salmon, brown/sea trout, herring, plaice, bluebell, grass of parnassus, common seal, otter, daubenton's bat, noctule bat, common pipistrelle bat) within 500m of site. Priority habitats (Deciduous woodland) adjacent site.</p> <p>Yorkshire Wildlife Trust - Lies immediately adjacent to the boundary of Larpool and Whitehall Woods SINC which was designated on the basis of ancient or long-standing neutral and calcareous woodland. Therefore potential impacts of increased recreational pressure are relevant although very small site.</p>
10. Trees and Hedgerows		Large tree sited on eastern boundary of the site which contributes significantly to the street scene and would require retention. Similarly the site borders Whitehall Woods. It is likely the site could be designed in a way that retains the vegetation.
11. Historic Environment		<p>SBC Conservation - Impact on setting of Whitby Abbey complex. It will block some views of the Scheduled Monuments from Larpool Lane.</p> <p>Historic England - The site is close to a number of Grade II Listed Buildings, including Whitby Cemetery Lodge. Development of this area could harm elements which contribute to the significance of these designated heritage assets.</p>
12. Character of Built Area		The site forms an important gap in street scene with significant views across the site towards Whitby Abbey on the east cliff, as well as large parts of West Cliff. This is important as the site is located at an entrance in to Whitby

		from south and west along Larpool Lane, as well as the junction from Eskdale Road. Such viewpoints are an important part of framing Whitby and its setting and its loss is considered to be significant.
13. Impact on the Landscape		The above consideration in terms of views across the site should also be considered in this regard, however, the impact of development on the wider landscape setting would only be considered in the immediate surroundings as there is existing development to the north, east and south and extensive vegetative coverage to much of the west. Nevertheless, the site is an important local landscape setting with its relationship with the woods and its loss would have a detrimental impact.
14. Flood Risk		Site within Flood Zone 1
15. Agricultural Land		Grade 7 (Urban) Agricultural Classification
16. Water Supply and Source Protection Zones		No impact
17. Mineral Resources		Proposed site allocation is within the NYMNP_Saltwick_Cloughton_buffer so the North York Moors National Park Authority should be consulted on this proposed allocation.
18. School Capacity		Local Education Authority (NYCC) - There are not projected to be significant issues with catchment school accommodating some further pupils. Surplus primary and secondary places are currently available in this area.
19. Capacity of Utility Providers		No objections have been received from any Utility Providers at this stage
20. Impact on Local Highway Network		NYCC – [ <i>Can access be achieved?</i> ] Yes [ <i>Comments</i> ] new footway required with land to be dedicated as public highway plus dropped kerb crossing at end of footway and on opposite side of road.
21. Impact on Strategic Highway Network		National Highways – Unlikely to have significant individual impact on Strategic Road Network
22. Land Use Conflicts		The site is adjacent residential development and Whitehall Woods, development would likely be compatible with appropriate design.
23. Any Other Constraints?		Electricity pylon is sited towards the middle of the site. This would require resolution perhaps in the form of diversion underground that would have significant viability implications. No solution has been presented at this time, therefore, the site scores accordingly.
<b>Stage 3 Deliverability</b>		
24. Land Ownership Constraints		The site is in single ownership and the site has been made available
25. Availability Constraints		The site is available immediately and there are no issues that require resolution
26. Viability		No evidence has been submitted at this stage, however, there appear to be significant constraints relating to the presence of an electricity pylon that would require resolving prior to development of the site (see Question 23).
27. Estimated Timescale for Delivery		As there are constraints that have been identified and the site is not to be allocated, the site will not come forward within the Plan period.
28. Estimated Yield	10	Based on 30dph
Concluding Comments	There are significant constraints associated with this site, specifically the loss of important views across the site towards both West Cliff and East Cliff including Whitby Abbey. Additionally, an electricity pylon is sited centrally within the site – no supporting information or mitigation has been provided relating to this.	

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
						54	1																				55

Site Ref and Address: 35/11 Land North of New Gardens, Green Lane, Whitby		
Proposed Use: Housing / Leisure / Tourism		Site Area: 2.49ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		Site is well related to Whitby
2. Designated Biological / Geological Sites		This site is within 5 kilometres of North York Moors SAC and SPA and at least one SSSI. The site is of a scale that is not considered to have an unacceptable detrimental impact on any nationally or internationally designated site.
3. Designated Historic Sites		There are no designated heritage assets within the site or within its setting.
4. Coastal Change		Not considered to be at high risk from coastal change
5. Flood Risk		Site not within Flood Zones 3a and 3b
Stage 2		
6. Brownfield or Greenfield?		Greenfield Site
7. Accessibility to Services Score		54
8. Accessibility to Recreation Score		1
9. Regional and Local Biodiversity		North & East Yorkshire Ecological Data Centre - Site within 250m of Spital Vale LNR/SINC. Legally Protected and Priority Species (Great crested newt, 6 species of birds, 22 species of plants, Noctule bat, Common pipistrelle bat) within 500m of site. Priority habitats (Deciduous Woodland) within 100 metres of site.  Yorkshire Wildlife Trust - YWT has no comments to make on this allocation at this stage. Should any additional information come forward we would be happy to provide additional comments.
10. Trees and Hedgerows		Minor hedgerows border site to the north where allotments adjoin site. This could be retained and integrated into development.
11. Historic Environment		SBC Conservation – Development would have the potential to impact upon the setting of Whitby Abbey complex and nearby historic farmstead to east.  Historic England - The garden wall at New Gardens, 115 metres east of the site, is a Grade II Listed. Whitby Abbey Scheduled Monument is located 445 metres to the north-west of the site. Development of this area could harm elements which contribute to the significance of these designated heritage assets. An appropriate archaeological assessment is required before allocating this site.
12. Character of Built Area		Although the site would be adjoining the built form of Whitby upon completion of the development of the land immediately west of the site, further expansion of the settlement to the east, would break the eastern edge of the settlement and impact more on the setting of Whitby towards the National Park.

13. Impact on the Landscape		The site falls within Character Area D2: Whitby Abbey in the Landscape Study. This character area is described as having positive features including ‘the undeveloped, open and exposed, ‘wild’ character’ and ‘the iconic abbey ruins, which form a highly distinctive landmark and point of orientation.’ Development of this site would impact upon the setting of Whitby and its landscape setting particularly when considering long-distance views from the south across Spital Beck and the slope up towards the Abbey.
14. Flood Risk		Site within Flood Zone 1
15. Agricultural Land		Grade 3 Agricultural Land
16. Water Supply and Source Protection Zones		No impact
17. Mineral Resources		Proposed site allocation is within the NYMNP_Saltwick_Cloughton_buffer so the North York Moors National Park Authority should be consulted on this proposed allocation.
18. School Capacity		Local Education Authority (NYCC) - There are not projected to be significant issues with catchment school accommodating some further pupils. Surplus primary and secondary places are currently available in this area.
19. Capacity of Utility Providers		No objections have been received from any Utility Providers at this stage
20. Impact on Local Highway Network		NYCC – [Can access be achieved?] No. The access goes through another plot and is dependent on a suitable access road being provided through that plot. That other plot to the west of the site has met large opposition mainly focused on that the approach roads are not suitable for any additional traffic.  SBC Comment – Adjacent site now has permission. As such, comments of NYCC are noted and SBC seek further comment.
21. Impact on Strategic Highway Network		National Highways – Unlikely to have significant individual impact on Strategic Road Network
22. Land Use Conflicts		Although detached from the built form of Whitby at the time of visiting the site, the adjoining land to the west has now commenced for the development of dwellings. It is likely any impact arising could be mitigated against through appropriate layout and design.
23. Any Other Constraints?		No other known constraints at this time
<b>Stage 3 Deliverability</b>		
24. Land Ownership Constraints		The site is in single ownership and the site has been made available
25. Availability Constraints		The site is available immediately and there are no issues that require resolution
26. Viability		There do not appear to be any specific reasons to suggest delivery of the site would not be viable although no detailed evidence has been submitted.
27. Estimated Timescale for Delivery		As there are constraints that have been identified and the site is not to be allocated, the site will not come forward within the Plan period.
28. Estimated Yield	55	Based on 30 dph of 70% developable site area.
Concluding Comments		Although the adjacent site to the west (now under construction) was allocated in the Local Plan (July 2017), this next site is considered to have a much greater impact upon the setting of Whitby, its impact on the landscape and the setting of the Grade I Listed and Scheduled Monument of Whitby Abbey.



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	

Site Ref and Address: 39/01 Former Cement Mill, East Row, Sandsend		
Proposed Use: Mixed (Retail / Leisure / Tourism)		Site Area: 0.48
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		<p>Site is well related to Sandsend (Rural Village)</p> <p>As this site is located in close proximity to a Rural Village, it is not considered to accord with the requirements of Local Plan Policy SH1 'Settlement Hierarchy'. Policy SH 1 states, in the context of Rural Villages, "on the edges of Rural Villages, housing development will meet clearly identified local needs", adding in paragraph 4.20 that "New housing development on the edge of Rural Villages... will be to meet local and other functional needs, i.e. through the delivery of 'exceptions sites'.</p> <p>Although not suitable for allocation for market housing, the site may still be considered in relation to other tenure types such as self or custom build housing, Rural Exception sites, or First Homes Exception Sites. The most appropriate means for considering these would be outwith the Local Plan process.</p>
2. Designated Biological / Geological Sites		
3. Designated Historic Sites		
4. Coastal Change		
5. Flood Risk		
Stage 2		
6. Brownfield or Greenfield?		
7. Accessibility to Services Score		
8. Accessibility to Recreation Score		
9. Regional and Local Biodiversity		
10. Trees and Hedgerows		
11. Historic Environment		
12. Character of Built Area		
13. Impact on the Landscape		
14. Flood Risk		
15. Agricultural Land		
16. Water Supply and Source Protection Zones		
17. Mineral Resources		
18. School Capacity		
19. Capacity of Utility Providers		

20. Impact on Local Highway Network		
21. Impact on Strategic Highway Network		
22. Land Use Conflicts		
23. Any Other Constraints?		
<b>Stage 3 Deliverability</b>		
24. Land Ownership Constraints		
25. Availability Constraints		
26. Viability		
27. Estimated Timescale for Delivery		
28. Estimated Yield		
Concluding Comments		

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28

Site Ref and Address: 39/02 Land at East Row, Sandsend		
Proposed Use: Housing		Site Area: 0.39ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		<p>Site is well related to Sandsend (Rural Village)</p> <p>As this site is located in close proximity to a Rural Village, it is not considered to accord with the requirements of Local Plan Policy SH1 'Settlement Hierarchy'. Policy SH 1 states, in the context of Rural Villages, "on the edges of Rural Villages, housing development will meet clearly identified local needs", adding in paragraph 4.20 that "New housing development on the edge of Rural Villages... will be to meet local and other functional needs, i.e. through the delivery of 'exceptions sites'.</p> <p>Although not suitable for allocation for market housing, the site may still be considered in relation to other tenure types such as self or custom build housing, Rural Exception sites, or First Homes Exception Sites. The most appropriate means for considering these would be outwith the Local Plan process.</p>
2. Designated Biological / Geological Sites		
3. Designated Historic Sites		
4. Coastal Change		
5. Flood Risk		
Stage 2		
6. Brownfield or Greenfield?		
7. Accessibility to Services Score		
8. Accessibility to Recreation Score		
9. Regional and Local Biodiversity		
10. Trees and Hedgerows		
11. Historic Environment		
12. Character of Built Area		
13. Impact on the Landscape		
14. Flood Risk		
15. Agricultural Land		
16. Water Supply and Source Protection Zones		
17. Mineral Resources		
18. School Capacity		
19. Capacity of Utility Providers		

20. Impact on Local Highway Network		
21. Impact on Strategic Highway Network		
22. Land Use Conflicts		
23. Any Other Constraints?		
<b>Stage 3 Deliverability</b>		
24. Land Ownership Constraints		
25. Availability Constraints		
26. Viability		
27. Estimated Timescale for Delivery		
28. Estimated Yield		
Concluding Comments		

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	

Site Ref and Address: 39/03 Land at Dunsley Lane, Sandsend		
Proposed Use: Housing		Site Area: 0.75ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		<p>Site is well related to Sandsend (Rural Village)</p> <p>As this site is located in close proximity to a Rural Village, it is not considered to accord with the requirements of Local Plan Policy SH1 'Settlement Hierarchy'. Policy SH 1 states, in the context of Rural Villages, "on the edges of Rural Villages, housing development will meet clearly identified local needs", adding in paragraph 4.20 that "New housing development on the edge of Rural Villages... will be to meet local and other functional needs, i.e. through the delivery of 'exceptions sites'.</p> <p>Although not suitable for allocation for market housing, the site may still be considered in relation to other tenure types such as self or custom build housing, Rural Exception sites, or First Homes Exception Sites. The most appropriate means for considering these would be outwith the Local Plan process.</p>
2. Designated Biological / Geological Sites		
3. Designated Historic Sites		
4. Coastal Change		
5. Flood Risk		
Stage 2		
6. Brownfield or Greenfield?		
7. Accessibility to Services Score		
8. Accessibility to Recreation Score		
9. Regional and Local Biodiversity		
10. Trees and Hedgerows		
11. Historic Environment		
12. Character of Built Area		
13. Impact on the Landscape		
14. Flood Risk		
15. Agricultural Land		
16. Water Supply and Source Protection Zones		
17. Mineral Resources		
18. School Capacity		
19. Capacity of Utility Providers		

20. Impact on Local Highway Network		
21. Impact on Strategic Highway Network		
22. Land Use Conflicts		
23. Any Other Constraints?		
<b>Stage 3 Deliverability</b>		
24. Land Ownership Constraints		
25. Availability Constraints		
26. Viability		
27. Estimated Timescale for Delivery		
28. Estimated Yield		
Concluding Comments		

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	

Site Ref and Address: 39/04 Land East of Dunsley Lane, Sandsend		
Proposed Use: Housing		Site Area: 0.24ha
Question	Score	Commentary
Stage 1		
1. Conformity with Settlement Hierarchy		<p>Site is well related to Sandsend (Rural Village)</p> <p>As this site is located in close proximity to a Rural Village, it is not considered to accord with the requirements of Local Plan Policy SH1 'Settlement Hierarchy'. Policy SH 1 states, in the context of Rural Villages, "on the edges of Rural Villages, housing development will meet clearly identified local needs", adding in paragraph 4.20 that "New housing development on the edge of Rural Villages... will be to meet local and other functional needs, i.e. through the delivery of 'exceptions sites'.</p> <p>Although not suitable for allocation for market housing, the site may still be considered in relation to other tenure types such as self or custom build housing, Rural Exception sites, or First Homes Exception Sites. The most appropriate means for considering these would be outwith the Local Plan process.</p>
2. Designated Biological / Geological Sites		
3. Designated Historic Sites		
4. Coastal Change		
5. Flood Risk		
Stage 2		
6. Brownfield or Greenfield?		
7. Accessibility to Services Score		
8. Accessibility to Recreation Score		
9. Regional and Local Biodiversity		
10. Trees and Hedgerows		
11. Historic Environment		
12. Character of Built Area		
13. Impact on the Landscape		
14. Flood Risk		
15. Agricultural Land		
16. Water Supply and Source Protection Zones		
17. Mineral Resources		
18. School Capacity		
19. Capacity of Utility Providers		

20. Impact on Local Highway Network		
21. Impact on Strategic Highway Network		
22. Land Use Conflicts		
23. Any Other Constraints?		
<b>Stage 3 Deliverability</b>		
24. Land Ownership Constraints		
25. Availability Constraints		
26. Viability		
27. Estimated Timescale for Delivery		
28. Estimated Yield		
Concluding Comments		





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