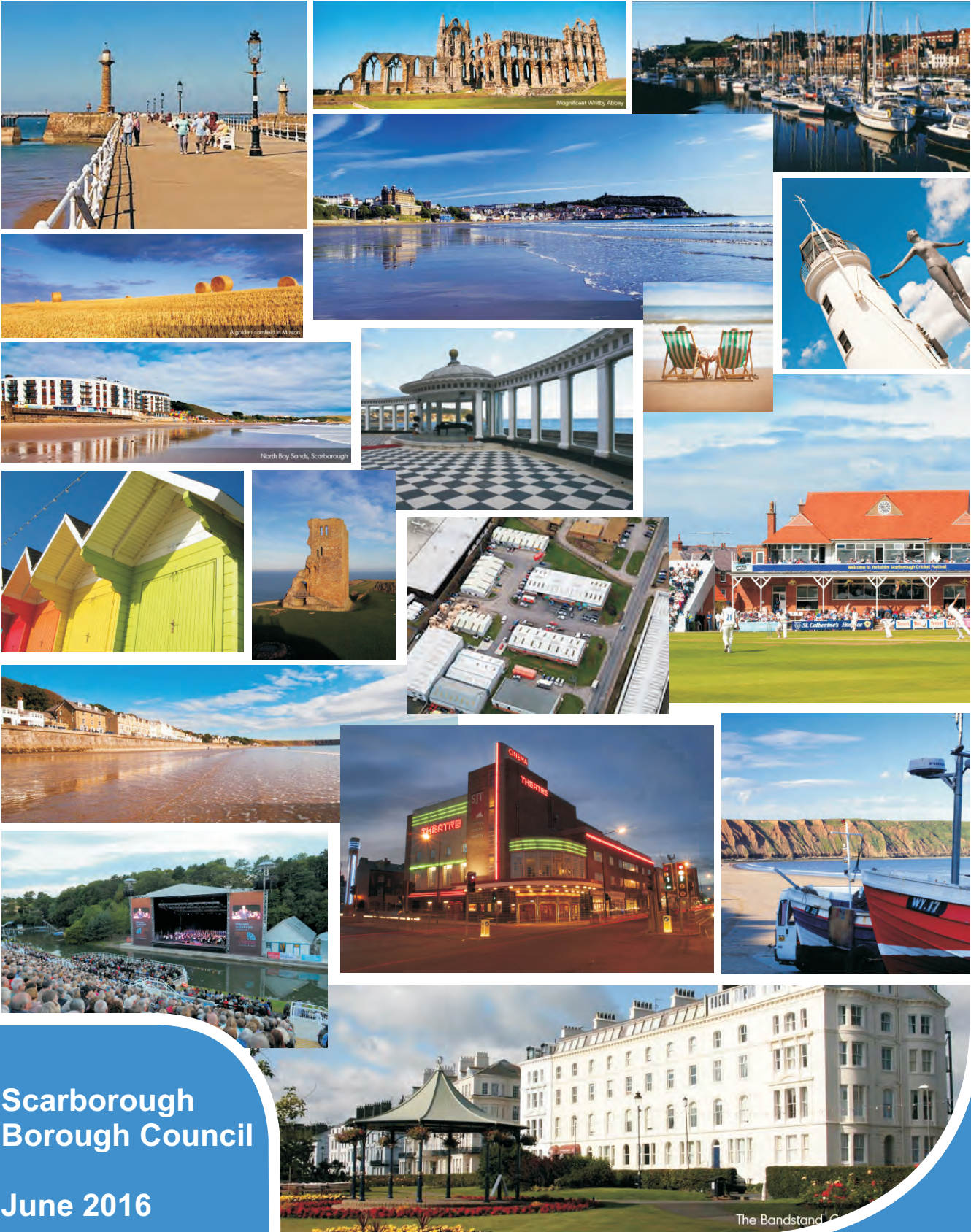


Scarborough Borough Local Plan Sustainability Appraisal - Addendum



A great place to live, work & play



Scarborough
Borough Council

June 2016

Contents

1	Introduction	4
2	Sustainability Objectives	6
3	Housing Options Appraisal - (Scarborough Central)	8
4	Housing Options Appraisal - (Scarborough North - Newby and Scalby)	48
5	Housing Options Appraisal - (Scarborough South - Osgodby, Eastfield and Cayton)	70
6	Housing Options Appraisal - (Whitby and Eskdaleside)	118
7	Housing Options Appraisal - (Filey and Hunmanby)	166
8	Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton)	200
9	Housing Options Appraisal - (Northern Villages - Burniston and Cloughton)	274
10	Dismissed Housing Options	308
11	Employment Land Appraisals	316
	Appendix 1 - Housing Site Assessment Methodology	370

Contents

Introduction 1

1 Introduction

1 Introduction

1.1 This Addendum to the main Sustainability Appraisal for the Borough Local Plan provides an assessment of the housing allocations and employment allocations including the reasonable alternatives which were dismissed in the preparation of the Plan. A number of sites were dismissed at an early stage for various reasons as not been reasonable alternatives, these are listed in Section 10. When preparing documents as part of the Local Plan, the Council is required to carry out a Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) so as to meet the requirements of the Environmental Assessment of Plans and Programmes Regulations (“The SEA Regs”), and help ensure that the emerging plan does not lead to significant adverse effects on the environment. It is also a way to ensure that the emerging policy framework reflects the principles of sustainable development and that the effects of policies can be monitored in the longer term. The Council wishes to ensure that sustainable development principles are at the heart of the Local Plan to ensure that it sets out a sustainable approach to future development.

1.2 The SA ensures that social, environmental and economic considerations are taken into account in a systematic way at all stages of policy production and in doing so places the principle of sustainable development at the heart of decision making. Each stage involved in preparing the Local Plan has an associated stage in the SA process. The SA is underpinned by the requirements of the EU Strategic Environmental Assessment or ‘SEA Directive’ (European Directive 2001/42/EC) which requires that all plans and programmes are assessed in terms of their impact on the environment.

1.3 This Addendum report has been prepared by officers of Scarborough Borough Council. The methodology used is the same as that in the Local Plan Publication SA Report and a detailed explanation of the methodology is provided in that report.

Sustainability Objectives 2

2 Sustainability Objectives

2 Sustainability Objectives

2.1 The framework agreed through consultation contains 15 sustainability objectives grouped according to their economic, social or environmental influence. The sustainability objectives are:

Economic Activity

1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.

Community/Health

2. Achieve affordable, good quality housing in accessible locations.

3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.

4. Improve the safety and security of people and property.

Land Use and Development Patterns

5. Provide good access to facilities and services.

6. Provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances accessibility.

7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.

Environmental Protection

8. Protect and enhance all aspects of the coastal and marine environment.

9. Protect and enhance the landscape character.

10. Protect and enhance the built environment.

11. Protect and enhance the biodiversity of the Borough.

12. Minimise the risk of flooding to and as a result of new development.

13. Enhance the quality and accessibility of the Borough's green infrastructure network.

Resource Use and Climate Change

14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.

15. Minimise climate change and reduce the vulnerability to the impacts of climate change.

Housing Options Appraisal - (Scarborough Central) 3

3 Housing Options Appraisal - (Scarborough Central)

3 Housing Options Appraisal - (Scarborough Central)

Appraisals of Housing Sites: Scarborough Central

Site:10/03 Market Square/Queen Street, Scarborough

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	-		Loss of commercial premises and therefore jobs.	
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Any housing development would provide affordable housing in accordance with planning policy. Although the size of the site means the element of affordable will be relatively small. This site is in the town centre so would be highly accessible.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	++	Town centre location means the site has excellent access to all facilities.		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this

Housing Options Appraisal - (Scarborough Central) 3

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
				stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	++	Town centre location gives excellent access to all facilities and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	++	Town centre location is at the centre of the public transport network with access to all services which reduces the need for a car.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	++	Fully previously developed land.		
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	0			Town centre location so no impact on landscape.
10. Protect and enhance the built environment.	++	The site is currently occupied by an ugly building which is adjacent to the Conservation Area with a number of listed buildings in		

3 Housing Options Appraisal - (Scarborough Central)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
		close proximity. The demolition and redevelopment of this site can only positively contribute to the build environment through good design.		
11. Protect and enhance the biodiversity of the Plan Area.	0			The site is previously developed so has no biodiversity importance.
12. Minimise the risk of flooding to and as a result of new development.	+			
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			The site is in fully developed with buildings and therefore has no effect on the green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	?			Would be replacing an existing building with other buildings and

Housing Options Appraisal - (Scarborough Central) 3

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
				without detailed design the impact is difficult to assess.

Site: 10/12 Land Off Realigned A165

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Site scores well for access to facilities.		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.

3 Housing Options Appraisal - (Scarborough Central)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	The site scores well for access to facilities and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Site is adjacent to a bus route and the park and ride giving the opportunity to use the public transport network.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site.	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	--		Would have substantial impact on the landscape on this route both leaving and entering Scarborough. The open space on either side of this site dominates	

Housing Options Appraisal - (Scarborough Central) 3

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			the residential area.	
10. Protect and enhance the built environment.	0			Neutral effect.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	Site is not a flood risk area so would not add to any flood risk		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield	

3 Housing Options Appraisal - (Scarborough Central)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			land would not minimise climate change.	

Site: 10/13 Land between Stepney Road and Woodlands Drive

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	0			Site has poor access to leisure and recreation compared to other sites.
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this

Housing Options Appraisal - (Scarborough Central) 3

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
				stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	The site scores well for access to facilities and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Site is adjacent to a bus route and the park and ride giving the opportunity to use the public transport network.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site.	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	--		Significant impact on transition from National Park and	
10. Protect and enhance the built environment.	0		the setting of the approach to Scarborough and the negative impact on the setting of habitats and Cemetery.	No impact on built environment
11. Protect and enhance the biodiversity of the Plan Area.	-			

3 Housing Options Appraisal - (Scarborough Central)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	0	Site is not a flood risk area so would not add to any flood risk		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: 10/19 Land between Columbus Ravine and Melrose Street

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				

Housing Options Appraisal - (Scarborough Central) 3

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	-		Loss of existing businesses on site will give long term job losses	
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	++	Central location gives excellent access to all facilities.		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	++	Edge of town centre location gives access to all facilities and services		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	++	Sustainable location would allow access to all services by walking or public transport.		

3 Housing Options Appraisal - (Scarborough Central)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	++	Whole site is previously developed.		
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	0			No impact on the landscape character
10. Protect and enhance the built environment.	0			Although close to a Conservation Area it is a previously developed site with no impact on Built environment
11. Protect and enhance the biodiversity of the Plan Area.	0			Previously developed site with no biodiversity quality so neutral impact
12. Minimise the risk of flooding to and as a result of new development.	+	Site is not a flood risk area so would not add to any flood risk		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				

Housing Options Appraisal - (Scarborough Central) 3

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: 10/20 Land at Holbeck Hill

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		

3 Housing Options Appraisal - (Scarborough Central)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	0			Site has poor access to leisure and recreation compared to other sites.
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	The site scores well for access to facilities and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Site is adjacent to a bus route and the park and ride giving the opportunity to use the public transport network.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site.	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	--		Adjacent to coast	
9. Protect and enhance the landscape character.	-		Adverse impact on the coastal landscape	
10. Protect and enhance the built environment.	0			Neutral effect.

Housing Options Appraisal - (Scarborough Central) 3

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	Site is not a flood risk area so would not add to any flood risk		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

3 Housing Options Appraisal - (Scarborough Central)

Site: 10/21 Land at Lightfoot's Lane

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Site scores well for access to facilities.		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	The site scores well for access to facilities and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Site is adjacent to a bus route giving the opportunity to use the public transport network.		

Housing Options Appraisal - (Scarborough Central) 3

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site.	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	-		Localised impact harming the setting of Scarborough.	
10. Protect and enhance the built environment.	0			Neutral effect.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	Site is not a flood risk area so would not add to any flood risk		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				

3 Housing Options Appraisal - (Scarborough Central)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site:10/23 Land West of Olivers Heights/Off Edge Hill Road

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	++	Building of significant number of dwellings provides greater employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	++	Planning policy ensures an element of affordable housing on site. As a large site greater		

Housing Options Appraisal - (Scarborough Central) 3

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
		opportunity for more affordable homes.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Site scores well for access to facilities.		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	The site scores well for access to facilities and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Site is adjacent to a bus route and the park and ride giving the opportunity to use the public transport network.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site.	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	--		Impact on landscape	

3 Housing Options Appraisal - (Scarborough Central)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			setting and entrance to Scarborough, would dominate the skyline.	
10. Protect and enhance the built environment.	0			Close proximity to scheduled monument but not expected to have an impact.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	Site is not a flood risk area so would not add to any flood risk		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to

Housing Options Appraisal - (Scarborough Central) 3

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
				make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: 10/24 Land off Springhill Lane

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health,	+	Site scores well for access to facilities.		

3 Housing Options Appraisal - (Scarborough Central)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
education, leisure, sport and recreation facilities.				
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	The site scores well for access to facilities and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Site is adjacent to a bus route and the park and ride giving the opportunity to use the public transport network.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	+	A previously Developed site.		
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	0			Minimal impact
10. Protect and enhance the built environment.	0			Neutral effect.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield	

Housing Options Appraisal - (Scarborough Central) 3

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	Site is not a flood risk area so would not add to any flood risk		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

3 Housing Options Appraisal - (Scarborough Central)

Site: 10/25 Osgodby Service Reservoir

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Site scores well for access to facilities.		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	The site scores well for access to facilities and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Site is adjacent to a bus route and the park and ride giving the opportunity to use		

Housing Options Appraisal - (Scarborough Central) 3

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
		the public transport network.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	+	A previously Developed site.		
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	0			Minimal impact
10. Protect and enhance the built environment.	0			Neutral effect.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	Site is not a flood risk area so would not add to any flood risk		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				

3 Housing Options Appraisal - (Scarborough Central)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: 10/27 Manor Road Nurseries

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	-		Loss of existing business and jobs	
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		

Housing Options Appraisal - (Scarborough Central) 3

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	++	Site scores well for access to facilities including the Cinder Track.		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	++	Near town centre location gives access to all facilities and services		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Sustainable location would allow access to all services by walking or public transport.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	+	Site is previously developed.		
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	0			Minimal impact
10. Protect and enhance the built environment.	0			Neutral effect.

3 Housing Options Appraisal - (Scarborough Central)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
11. Protect and enhance the biodiversity of the Plan Area.	0			Previously developed site which whilst it has plants it also has human attendants which even off any benefit.
12. Minimise the risk of flooding to and as a result of new development.	+	Site is not a flood risk area so would not add to any flood risk		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	+	Site adjacent to Cinder Track		
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Housing Options Appraisal - (Scarborough Central) 3

Site: 10/32 Westwood Campus

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	-		Site is currently part of college so redevelopment will see job losses.	
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	++	Location adjacent to town centre allows good access to facilities		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	++	Edge of town centre location gives access to all facilities and services		
6. To provide a sustainable transport network that encourages the use of public	++	Sustainable location would allow access to all		

3 Housing Options Appraisal - (Scarborough Central)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
transport, cycling and walking and minimises traffic congestion and enhances connectivity.		services by walking or public transport.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	++	Whole site is previously developed, the fact that building is listed means re-use of an existing building.		
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	0			Minimal impact
10. Protect and enhance the built environment.	+	Development will see re-use of listed building with a viable use.		Neutral effect.
11. Protect and enhance the biodiversity of the Plan Area.	0			Previously developed site .
12. Minimise the risk of flooding to and as a result of new development.	+	Site is not a flood risk area so would not add to any flood risk		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and	?			There is insufficient information at

Housing Options Appraisal - (Scarborough Central) 3

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
efficiently and minimise the production of waste.				this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: 10/68 Land Between Overdale and Osgodby Hall Road

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		

3 Housing Options Appraisal - (Scarborough Central)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Site scores well for access to facilities.		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	The site scores well for access to facilities and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Site is adjacent to a bus route giving the opportunity to use the public transport network.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site.	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	0			Minimal impact
10. Protect and enhance the built environment.	0			Neutral effect.

Housing Options Appraisal - (Scarborough Central) 3

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	Site is not a flood risk area so would not add to any flood risk and prevents need to locate development in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise	

3 Housing Options Appraisal - (Scarborough Central)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			climate change.	

Site: 10/73 101 Prospect Mount Road

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Facilitates improvement of extra care facilities and investment		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Site scores well for access to facilities.		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				

Housing Options Appraisal - (Scarborough Central) 3

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
5. Provide good access to facilities and services.	+	The site scores well for access to facilities and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Site is adjacent to a bus route giving the opportunity to use the public transport network.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	+	A previously Developed site.		
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	0			No impact on the landscape character
10. Protect and enhance the built environment.	0			It is a previously developed site with no impact on Built environment
11. Protect and enhance the biodiversity of the Plan Area.	0			Previously developed site with no biodiversity quality so neutral impact
12. Minimise the risk of flooding to and as a result of new development.	+	Site is not a flood risk area so would not add to any flood risk		

3 Housing Options Appraisal - (Scarborough Central)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: 10/75 Yorkshire Coast College, Lady Ediths Drive

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	-		Loss of jobs on site.	

Housing Options Appraisal - (Scarborough Central) 3

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Site scores well for access to facilities.		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	The site scores well for access to facilities and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Site is adjacent to a bus route giving the opportunity to use the public transport network.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	+	A previously Developed site.		
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.

3 Housing Options Appraisal - (Scarborough Central)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
9. Protect and enhance the landscape character.	0			No impact on the landscape character
10. Protect and enhance the built environment.	0			It is a previously developed site with no impact on Built environment
11. Protect and enhance the biodiversity of the Plan Area.	0			Previously developed site with no biodiversity quality so neutral impact
12. Minimise the risk of flooding to and as a result of new development.	+	Site is not a flood risk area so would not add to any flood risk		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not	

Housing Options Appraisal - (Scarborough Central) 3

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			minimise climate change.	

3 Housing Options Appraisal - (Scarborough Central)

Housing Options Appraisal - (Scarborough North - Newby and Scalby) 4

4 Housing Options Appraisal - (Scarborough North - Newby and Scalby)

4 Housing Options Appraisal - (Scarborough North - Newby and Scalby)

Appraisals of Housing Sites: Scarborough North

Site: 18/01 Land to rear of Stoneway House, North Street, Scalby

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Site scores well for access to facilities.		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	The site scores well for access to facilities and services.		

Housing Options Appraisal - (Scarborough North - Newby and Scalby) 4

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Site is adjacent to a bus route giving the opportunity to use the public transport network.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site.	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	--		Impact of landscape setting of village. The site is physically and visually detached from the village by Church Beck and the wooded eastern banks and it is not bounded by existing development	
10. Protect and enhance the built environment.	--		Impact on Conversation Area and	

4 Housing Options Appraisal - (Scarborough North - Newby and Scalby)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			Listed Building due to development and access.	
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	0			Adjoining Flood Zone 3 but not expected to contribute to flooding.
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of	

Housing Options Appraisal - (Scarborough North - Newby and Scalby) 4

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			greenfield land would not minimise climate change.	

Site: 18/04 Land off Moor Lane, Newby

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Site scores well for access to facilities.		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.

4 Housing Options Appraisal - (Scarborough North - Newby and Scalby)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	The site scores well for access to facilities and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Site is adjacent to a bus route giving the opportunity to use the public transport network.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site.	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	0			Urban setting so neutral impact.
10. Protect and enhance the built environment.	0			No impact.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	

Housing Options Appraisal - (Scarborough North - Newby and Scalby) 4

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	-		Loss of public open space.	
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: 18/12 Land at Barmoor Lane/North Street Scalby

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success,	+	Building of dwellings provides		

4 Housing Options Appraisal - (Scarborough North - Newby and Scalby)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.		employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	0	Site has average levels of access to these forms of facilities.		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	The site scores well for access to facilities and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Site is adjacent to a bus route giving the opportunity to use the public transport network.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield Site.	

Housing Options Appraisal - (Scarborough North - Newby and Scalby) 4

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	--		Loss of important landscape setting for this part of settlement extending out to Wrea Head and the National Park beyond.	
10. Protect and enhance the built environment.	0			No impact
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	-			Not floodzone 3 but significant concerns from the Borough Engineer.

4 Housing Options Appraisal - (Scarborough North - Newby and Scalby)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: 18/17 Land off lady Edith's Drive, Newby

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				

Housing Options Appraisal - (Scarborough North - Newby and Scalby) 4

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Site scores well for access to facilities.		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	The site scores well for access to facilities and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	0			The periphery of the site is on a bus route.
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield Site.	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.

4 Housing Options Appraisal - (Scarborough North - Newby and Scalby)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
9. Protect and enhance the landscape character.	0			Some long range views but not considered to be significant.
10. Protect and enhance the built environment.	0			Historic England and Conservation Officer confirmed no unacceptable adverse impact.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.

Housing Options Appraisal - (Scarborough North - Newby and Scalby) 4

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land	

Site: Land at Lady Edith's Drive/Red Scar Lane, Scalby

would not minimise climate

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	++	Building of significant number of dwellings provides greater employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	++	Planning policy ensures an element of affordable housing on site. As a large site greater opportunity for more affordable homes.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Close to education and health facilities.		

4 Housing Options Appraisal - (Scarborough North - Newby and Scalby)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	The site scores well for access to facilities and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Site is adjacent to a bus route giving the opportunity to use the public transport network.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	--		Large Greenfield Site.	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	--		Extremely prominent especially in respect of from the National Park and impact on the setting of the Park.	

Housing Options Appraisal - (Scarborough North - Newby and Scalby) 4

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
10. Protect and enhance the built environment.	0			Listed building but unlikely any likely unacceptable adverse impact
11. Protect and enhance the biodiversity of the Plan Area.	--		Close proximity to protected areas of National Park and to 2 no. SINC's. Loss of any greenfield site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and	?			There is insufficient information at

4 Housing Options Appraisal - (Scarborough North - Newby and Scalby)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
efficiently and minimise the production of waste.				this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: 18/19 Land to East of Lancaster Park, Scalby

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	++	Building of significant number of dwellings provides greater employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	++	Planning policy ensures an element of affordable housing on site. As a large site greater opportunity for more affordable homes.		

Housing Options Appraisal - (Scarborough North - Newby and Scalby) 4

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Close to tennis courts, rugby club, cinder track.		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	0	Site has average levels of access to these forms of facilities.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Site is adjacent to a bus route giving the opportunity to use the public transport network and the Cinder Track.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	--		Large Greenfield Site.	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	-		Potential impact from north and east part of site.	

4 Housing Options Appraisal - (Scarborough North - Newby and Scalby)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
10. Protect and enhance the built environment.	0			Historic England and Conservation Officer confirm no likely impact.
11. Protect and enhance the biodiversity of the Plan Area.	0			Although likely loss of habitat the requirement for a substantial buffer adjacent to the SINC at Cinder Track is considered to balance this out. Furthermore, policy requires investment into the Cinder Track (SINC).
12. Minimise the risk of flooding to and as a result of new development.	0			Majority in FZ1 but small corner in FZ3. Development can still proceed without using this area and this was shown in early masterplanning hence neutral.
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	+	Potential improvements to the Cinder Track.		
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to

Housing Options Appraisal - (Scarborough North - Newby and Scalby) 4

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
				make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: 18/21 Land to North of Field Lane, Scalby

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health,	+	Relatively to close to tennis courts, rugby club, cinder track.		

4 Housing Options Appraisal - (Scarborough North - Newby and Scalby)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
education, leisure, sport and recreation facilities.				
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	0	Site has average levels of access to these forms of facilities.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	0			Access to a bus route but this is limited services. Not directly accessible to Cinder Track.
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield Site.	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	-		Impact on landscape setting off this part of town by means that it appears isolated and	

Housing Options Appraisal - (Scarborough North - Newby and Scalby) 4

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			unrelated to the built form of the town.	
10. Protect and enhance the built environment.	0			No impact.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	0			Part in FZ2 and 3 but could be developed without impacting these areas.
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development	

4 Housing Options Appraisal - (Scarborough North - Newby and Scalby)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			of greenfield land would not minimise climate change	

Housing Options Appraisal - (Scarborough South - Osgodby, Eastfield and Cayton) 5

5 Housing Options Appraisal - (Scarborough South - Osgodby, Eastfield and Cayton)

5 Housing Options Appraisal - (Scarborough South - Osgodby, Eastfield and Cayton)

Appraisals of Housing Sites: Scarborough South

Site:08/02 Land East of Church Lane, Cayton

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Site scores well for access to facilities.		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes near to employment and services.		

Housing Options Appraisal - (Scarborough South - Osgodby, Eastfield and Cayton) 5

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Close access to bus route.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site.	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	0			No significant impact
10. Protect and enhance the built environment.	0			Although a Grade 1 listed building is to the south of the site, both Conservation Officer and Historic England have suggested a development can take place that will not affect the building subject to position and design.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a	

5 Housing Options Appraisal - (Scarborough South - Osgodby, Eastfield and Cayton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Housing Options Appraisal - (Scarborough South - Osgodby, Eastfield and Cayton) 5

Site: 08/03 Land West of Church Lane, Cayton

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Site scores well for access to facilities.		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes near to employment and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Close access to bus route.		

5 Housing Options Appraisal - (Scarborough South - Osgodby, Eastfield and Cayton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site.	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	0			No significant impact
10. Protect and enhance the built environment.	0			No impact
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				

Housing Options Appraisal - (Scarborough South - Osgodby, Eastfield and Cayton) 5

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: 08/07 Land at Cayton Leys Field, Cayton

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		

5 Housing Options Appraisal - (Scarborough South - Osgodby, Eastfield and Cayton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Site scores well for access to facilities.		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes near to employment and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Close access to bus route.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site.	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	-		Impact on landscape setting and gap between Cayton and	

Housing Options Appraisal - (Scarborough South - Osgodby, Eastfield and Cayton) 5

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			Cayton Bay.	
10. Protect and enhance the built environment.	0			No impact
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of	

5 Housing Options Appraisal - (Scarborough South - Osgodby, Eastfield and Cayton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			greenfield land would not minimise climate change.	

Site: 08/08 Land to South of Killerby, Cayton

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Site scores well for access to facilities.		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.

Housing Options Appraisal - (Scarborough South - Osgodby, Eastfield and Cayton) 5

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Land Use and Development Patterns				
5. Provide good access to facilities and services.	0			Whilst some of site is closer to Cayton and facilities and services, a significant portion is some distance away and it is not readily accessible by walking.
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	0			Whilst some of site is closer to Cayton and public transport network, a significant portion is some distance away and is not readily accessible by walking.
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site.	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	-		Impact on landscape setting of Killerby - a	

5 Housing Options Appraisal - (Scarborough South - Osgodby, Eastfield and Cayton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			small village hamlet	
10. Protect and enhance the built environment.	0			No impact
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of	

Housing Options Appraisal - (Scarborough South - Osgodby, Eastfield and Cayton) 5

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			greenfield land would not minimise climate change.	

Site: 08/12 Land to North of Glebe Farm, Cayton

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Site scores well for access to facilities.		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.

5 Housing Options Appraisal - (Scarborough South - Osgodby, Eastfield and Cayton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Land Use and Development Patterns				
5. Provide good access to facilities and services.	0			This is starting to move out of Cayton beyond the caravan park.
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	0			This is starting to move out of Cayton beyond the caravan park.
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site.	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	-		Impact into open countryside and important gap between Cayton and Cayton Bay.	
10. Protect and enhance the built environment.	0			No impact
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will	

Housing Options Appraisal - (Scarborough South - Osgodby, Eastfield and Cayton) 5

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

5 Housing Options Appraisal - (Scarborough South - Osgodby, Eastfield and Cayton)

Site: 08/14 Land to South of Seafield Avenue, Osgodby (Cayton Parish)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	0			Limited links in respect of these forms of facilities.
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Site scores well for access to services by public transport. Less so by walking.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking	+	Close access to bus route.		

Housing Options Appraisal - (Scarborough South - Osgodby, Eastfield and Cayton) 5

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
and minimises traffic congestion and enhances connectivity.				
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site.	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	--		Whilst not within the 100 yr coastal erosion line, this area has seen substantial cliff recession and increased beyond predicted timescales. It has resulted in the closure of the main access road onto which this site fronts due to concerns over cliff recession.	
9. Protect and enhance the landscape character.	-		Impact into open countryside,	

5 Housing Options Appraisal - (Scarborough South - Osgodby, Eastfield and Cayton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			this quiet area which is characterised by no traffic following the road closure. Impact on views from south and east on this coastal location.	
10. Protect and enhance the built environment.	0			No impact
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.

Housing Options Appraisal - (Scarborough South - Osgodby, Eastfield and Cayton) 5

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: 08/15 Land adjacent 157 Main Street, Cayton

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of		

5 Housing Options Appraisal - (Scarborough South - Osgodby, Eastfield and Cayton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
		affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Site scores well for access to facilities.		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes near to employment and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Close access to bus route.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site.	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	0			No significant impact

Housing Options Appraisal - (Scarborough South - Osgodby, Eastfield and Cayton) 5

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
10. Protect and enhance the built environment.	0			No impact
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not	

5 Housing Options Appraisal - (Scarborough South - Osgodby, Eastfield and Cayton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			minimise climate change.	

Site: 08/21 Land adjacent to Eldin Hall, Cayton

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Site scores well for access to facilities.		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				

Housing Options Appraisal - (Scarborough South - Osgodby, Eastfield and Cayton) 5

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
5. Provide good access to facilities and services.	+	Providing homes near to employment and services. Access to services by walking.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Close access to bus route.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site.	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	-		Important landscape between the settlements of Cayton and Osgodby.	
10. Protect and enhance the built environment.	0			No impact
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative	

5 Housing Options Appraisal - (Scarborough South - Osgodby, Eastfield and Cayton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Housing Options Appraisal - (Scarborough South - Osgodby, Eastfield and Cayton) 5

Site: 08/28 Land South of Cayton

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	++	Significant housing and other forms of development providing employment opportunities.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	++	Substantial affordable housing provision on scheme of this size.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	++	Provision of substantial on site open space, recreation, sports pitches, school, etc		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Proximity to business park and other services and facilities.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Existing bus routes and bus penetration into new development. Linkages through internal footpaths		

5 Housing Options Appraisal - (Scarborough South - Osgodby, Eastfield and Cayton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
		to the wider area and ambition to create a green link from this site up through the Dell, Oliver's Mount and to town.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	--		Very large greenfield site	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	0			Not a particularly sensitive landscape as identified in Sensitivity Landscape testing work.
10. Protect and enhance the built environment.	0			No designated areas impacted.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	

Housing Options Appraisal - (Scarborough South - Osgodby, Eastfield and Cayton) 5

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	+	Provision of green links within and to areas beyond the boundaries of this site (as referred to under Q6)		
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: 08/29 Land South of Plaxton Park, Cayton

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				

5 Housing Options Appraisal - (Scarborough South - Osgodby, Eastfield and Cayton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	--		Loss of important Employment Land	
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	-		Adjacent to adjoining industrial premises and not considered to be compatible uses in respect of amenity and wellbeing. Also some distance from facilities.	
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				

Housing Options Appraisal - (Scarborough South - Osgodby, Eastfield and Cayton) 5

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
5. Provide good access to facilities and services.	-		Whilst adjacent to business park and therefore employment opportunities it is not close to other facilities and services.	
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	-		Distance from public transport route.	
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site.	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	0			No significant impact
10. Protect and enhance the built environment.	0			No impact
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will	

5 Housing Options Appraisal - (Scarborough South - Osgodby, Eastfield and Cayton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Housing Options Appraisal - (Scarborough South - Osgodby, Eastfield and Cayton) 5

Site: 53/01 Land at Rimington Way, Osgodby

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Site scores well for access to facilities.		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Site scores well for access to services by public transport. Less so by walking.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking	+	Close access to bus route.		

5 Housing Options Appraisal - (Scarborough South - Osgodby, Eastfield and Cayton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
and minimises traffic congestion and enhances connectivity.				
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site.	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	0			Backdrop of existing residential. Minimal wider landscape impact.
10. Protect and enhance the built environment.	0			No designated areas impacted.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		

Housing Options Appraisal - (Scarborough South - Osgodby, Eastfield and Cayton) 5

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: 53/02 Land Off The Intake, Osgodby

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				

5 Housing Options Appraisal - (Scarborough South - Osgodby, Eastfield and Cayton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Site scores well for access to facilities.		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes near to employment and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Close access to bus route.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site.	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.

Housing Options Appraisal - (Scarborough South - Osgodby, Eastfield and Cayton) 5

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
9. Protect and enhance the landscape character.	-		Impact on setting to the east and views across to the coast and Bempton	
10. Protect and enhance the built environment.	0			No designated areas impacted.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.

5 Housing Options Appraisal - (Scarborough South - Osgodby, Eastfield and Cayton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: 56/02 Braeburn House, Eastfield

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	++	Excellent access to such facilities.		

Housing Options Appraisal - (Scarborough South - Osgodby, Eastfield and Cayton) 5

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	++	Providing homes near to employment and services including by walking.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Close access to bus route.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	++	Brownfield Site		
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	0			Urban setting
10. Protect and enhance the built environment.	0			No designated areas impacted.
11. Protect and enhance the biodiversity of the Plan Area.	0			No impact
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the		

5 Housing Options Appraisal - (Scarborough South - Osgodby, Eastfield and Cayton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
		need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: 56/05 Land North of Middle Deepdale (East of Deepdale Valley) Eastfield

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations	++	Significant housing and other forms of development providing		

Housing Options Appraisal - (Scarborough South - Osgodby, Eastfield and Cayton) 5

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
and contribute to a broad range of good quality employment opportunities.		employment opportunities.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	++	Substantial affordable housing provision on scheme of this size.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Provision of substantial on site open space, recreation, etc. School proposed on existing MD site.		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	?			Dependent on adjacent development at Middle Deepdale
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Bus penetration into new developments and close to park and ride. Links to public footpaths through the Dell (north and south).		
7. Promote efficiency of land use through maximising the re-use	-		Greenfield site	

5 Housing Options Appraisal - (Scarborough South - Osgodby, Eastfield and Cayton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
of previously developed land and existing buildings.				
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	-		Some impact but in context of 1350 homes under construction to immediate south.	
10. Protect and enhance the built environment.	0			No designated areas impacted.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		

Housing Options Appraisal - (Scarborough South - Osgodby, Eastfield and Cayton) 5

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	+	Contribute to wider links including Deep Dale Valley, The Dell, Oliver's Mount and beyond.		
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: 56/09 Land to West of Middle Deepdale, Eastfield

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		

5 Housing Options Appraisal - (Scarborough South - Osgodby, Eastfield and Cayton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Site scores well for access to facilities.		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes near to employment and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Close access to bus route. Footpath connectivity to Eastfield.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site.	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.

Housing Options Appraisal - (Scarborough South - Osgodby, Eastfield and Cayton) 5

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
9. Protect and enhance the landscape character.	0			Well screened. No significant impact
10. Protect and enhance the built environment.	0			Subject to design/layout should be no unacceptable no impact.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.

5 Housing Options Appraisal - (Scarborough South - Osgodby, Eastfield and Cayton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: 56/10 Land to North of Middle Deepdale (West of Deepdale Valley) Eastfield

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	++	Significant housing and other forms of development providing employment opportunities.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Site scores well for access to facilities.		

Housing Options Appraisal - (Scarborough South - Osgodby, Eastfield and Cayton) 5

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	?			Dependent on adjacent development at Middle Deepdale
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Bus penetration into new developments and close to park and ride. Links to public footpaths through the Dell (north and south).		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	-		Some impact but in context of 1350 homes under construction to immediate south.	

5 Housing Options Appraisal - (Scarborough South - Osgodby, Eastfield and Cayton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
10. Protect and enhance the built environment.	+	Following close involvement of Historic England and Conservation Officer as a result of Scheduled Monument (Tumulus) the development is considered to provide the opportunity to improve the interpretation and awareness of this site and its linkages to other monuments. This can be achieved through a sympathetic development and substantial open space/buffer between the development and the site that retains site lines, promotes knowledge of site through, for example, interpretation boards, etc.		
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and	

Housing Options Appraisal - (Scarborough South - Osgodby, Eastfield and Cayton) 5

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	+	Contribute to wider links including Deep Dale Valley, The Dell, Oliver's Mount and beyond.		
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

5 Housing Options Appraisal - (Scarborough South - Osgodby, Eastfield and Cayton)

Housing Options Appraisal - (Whitby and Eskdaleside) 6

6 Housing Options Appraisal - (Whitby and Eskdaleside)

6 Housing Options Appraisal - (Whitby and Eskdaleside)

Appraisals of Housing Sites: Whitby and Eskdaleside

Site: 34/03 land to North of Ridge Lane, Brigswath

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	0			Site scores average for access to facilities by public transport but poorly for access to open space and recreation.
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	0			Average levels of access to

Housing Options Appraisal - (Whitby and Eskdaleside) 6

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
				Sleights service village and beyond.
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	0			Access by public transport average.
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site.	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	0			No significant impact
10. Protect and enhance the built environment.	0			No impact
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate		

6 Housing Options Appraisal - (Whitby and Eskdaleside)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
		land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: 34/07 Land Adjacent and Rear of 34-40 Eskdaleside

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range	+	Building of dwellings provides employment opportunities and investment.		

Housing Options Appraisal - (Whitby and Eskdaleside) 6

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
of good quality employment opportunities.				
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	0			Site scores average for access to facilities by public transport but poorly for access to open space and recreation.
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	0			Average levels of access to Sleights service village and beyond.
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	0			Access by public transport average.
7. Promote efficiency of land use through maximising the re-use	-		Greenfield site.	

6 Housing Options Appraisal - (Whitby and Eskdaleside)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
of previously developed land and existing buildings.				
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	-		Significant landscape impact with the development of this site. Site is prominent when viewed across the valley.	
10. Protect and enhance the built environment.	0			No impact
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate		

Housing Options Appraisal - (Whitby and Eskdaleside) 6

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
		land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: 34/08 Land at Rear of Carr Hill Lane, Brigswath

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range	+	Building of dwellings provides employment opportunities and investment.		

6 Housing Options Appraisal - (Whitby and Eskdaleside)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
of good quality employment opportunities.				
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	0			Site scores average for access to facilities by public transport but poorly for access to open space and recreation.
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	0			Average levels of access to Sleights service village and beyond by public transport but but some distance by walking.
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	0			Access by public transport average.

Housing Options Appraisal - (Whitby and Eskdaleside) 6

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site.	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	--		Development of this site would breach the ridge of an open field which affords significant and important views across the valley.	
10. Protect and enhance the built environment.	0			No impact
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	

6 Housing Options Appraisal - (Whitby and Eskdaleside)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: 35/03 Land to East of Ruswarp Lane

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success,	+	Building of dwellings provides		

Housing Options Appraisal - (Whitby and Eskdaleside) 6

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.		employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	0			Site scores average for access to services but poorly for access to open space and recreation.
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes with good access to employment and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Good links from public transport and average for walking/cycling.		
7. Promote efficiency of land use through maximising the re-use	-		Greenfield site	

6 Housing Options Appraisal - (Whitby and Eskdaleside)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
of previously developed land and existing buildings.				
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	--		Site heavily vegetated with mature trees. Loss of this would have a significant effect on landscape setting which is prominent from the east.	
10. Protect and enhance the built environment.	0			No impact
11. Protect and enhance the biodiversity of the Plan Area.	--		Loss of substantial vegetation; trees and hedgerows. Plus any greenfield site will have a negative impact on habitats and	

Housing Options Appraisal - (Whitby and Eskdaleside) 6

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site:35/04 & 52 Land Opposite Whitby Business Park

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				

6 Housing Options Appraisal - (Whitby and Eskdaleside)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Site scores highly for access to services but poorly for access to open space and recreation. Site would however have access to large open space as allocated adjacent and easy access to cinder track.		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes with good access to employment and services. Opposite business park and supermarket.		

Housing Options Appraisal - (Whitby and Eskdaleside) 6

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Good links from public transport and close proximity to cinder track for walking/cycling.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	0			With treatment and alignment of development at the base of site this is considered to have limited impact in the wider landscape. NYMNP has not objected to its impact in relation to national park subject to an appropriate boundary line.
10. Protect and enhance the built environment.	0			No impact
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative	

6 Housing Options Appraisal - (Whitby and Eskdaleside)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	+	Would have excellent links to cinder track.		
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Housing Options Appraisal - (Whitby and Eskdaleside) 6

Site: 35/08 Land to Rear of Mayfield Road Off Resolution Way, Whitby

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Good links to facilities. Adequate for open space/recreation.		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes with good access to employment and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Good links from public transport and relative close proximity to services by foot and cycle.		

6 Housing Options Appraisal - (Whitby and Eskdaleside)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	0			Though a somewhat prominent site it is against a backdrop of residential property, hence, its impact is lessened.
10. Protect and enhance the built environment.	0			No impact
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		

Housing Options Appraisal - (Whitby and Eskdaleside) 6

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: 35/11 Land Between West Thorpe and The Nurseries, Whitby

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	-			Loss of some employment land and jobs.
Community/Health				

6 Housing Options Appraisal - (Whitby and Eskdaleside)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Good links to facilities and open space/recreation.		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes with good access to employment and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Good links from public transport and close proximity to services by foot and cycle.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	++	Brownfield site		
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.

Housing Options Appraisal - (Whitby and Eskdaleside) 6

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
9. Protect and enhance the landscape character.	0			Urban area
10. Protect and enhance the built environment.	0			No impact
11. Protect and enhance the biodiversity of the Plan Area.	0			No or limited impact
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

6 Housing Options Appraisal - (Whitby and Eskdaleside)

Site: 35/12 & 16 Land off Stakesby Road, Whitby

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	-			Loss of some employment land and jobs.
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	++	Close to schools and open space.		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes with good access to employment and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Good links from public transport and close proximity to services by foot and cycle.		

Housing Options Appraisal - (Whitby and Eskdaleside) 6

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	++	Brownfield site		
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	0			Urban area
10. Protect and enhance the built environment.	0			No impact
11. Protect and enhance the biodiversity of the Plan Area.	0			No or limited impact
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any	

6 Housing Options Appraisal - (Whitby and Eskdaleside)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			development of greenfield land would not minimise climate change.	

Site: 35/23 Land at Upper Baulbyes, Whitby

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Good links to facilities and open space/recreation. Links to cinder track.		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this

Housing Options Appraisal - (Whitby and Eskdaleside) 6

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
				stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes with good access to employment and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Good links from public transport and close proximity to cinder track for walking/cycling.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	0			Site well screened.
10. Protect and enhance the built environment.	0			Conservation Officer confirmed site can be developed without unacceptable harm on listed building or Monk's Trod.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield	

6 Housing Options Appraisal - (Whitby and Eskdaleside)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	+	Would have excellent links to cinder track.		
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Housing Options Appraisal - (Whitby and Eskdaleside) 6

Site: 35/24 Land at Prospect Farm, Mayfield Road, Whitby

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Good links to facilities and open space/recreation. Links to cinder track.		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes with good access to employment and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Good links from public transport and close proximity to cinder track for walking/cycling.		

6 Housing Options Appraisal - (Whitby and Eskdaleside)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	-		This extends beyond an obvious line of development at this part of Whitby and is therefore more prominent in the landscape setting from the Esk Valley causing intrusion into the countryside	
10. Protect and enhance the built environment.	0			Conservation Officer confirmed site can be developed without unacceptable harm on listed building or Monk's Trod.

Housing Options Appraisal - (Whitby and Eskdaleside) 6

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	+	Would have good links to cinder track.		
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

6 Housing Options Appraisal - (Whitby and Eskdaleside)

Site: 35/27 Land Adjacent 2 Larpool Drive, Whitby

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Good links to facilities and open space/recreation adjacent. Reasonable links to cinder track.		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes with good access to employment and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking	+	Good links from public transport and close proximity to cinder track for walking/cycling.		

Housing Options Appraisal - (Whitby and Eskdaleside) 6

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
and minimises traffic congestion and enhances connectivity.				
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	0			No significant impact
10. Protect and enhance the built environment.	-		Improvements required to allow access would adversely affect the listed building nearby.	
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the		

6 Housing Options Appraisal - (Whitby and Eskdaleside)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
		need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: 35/47 Land to North East of The Avenue, Ruswarp

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range	+	Building of dwellings provides employment opportunities and investment.		

Housing Options Appraisal - (Whitby and Eskdaleside) 6

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
of good quality employment opportunities.				
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	0			Average linkages to facilities and open space/recreation adjacent.
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes with good access to employment and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Good links from public transport.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site	
Environmental Protection				

6 Housing Options Appraisal - (Whitby and Eskdaleside)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	--		Key attractive landscape setting at the base of the valley which is distinctive within the wider setting of Whitby and Ruswarp.	
10. Protect and enhance the built environment.	0			No impact
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	0			Part floodzone 2 and 3 but some development would be feasible in remainder.

Housing Options Appraisal - (Whitby and Eskdaleside) 6

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: 35/50a Captain Cook Crescent, Whitby

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				

6 Housing Options Appraisal - (Whitby and Eskdaleside)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Good links to facilities and nearby open space.		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes with good access to employment and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Good links from public transport.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.

Housing Options Appraisal - (Whitby and Eskdaleside) 6

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
9. Protect and enhance the landscape character.	0			No significant impact
10. Protect and enhance the built environment.	0			Impact of site on Abbey has been considered by Historic England and Conservation Officer and a development of an appropriate scale and massing is considered unlikely to affect this asset.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network
Resource Use and Climate Change				

6 Housing Options Appraisal - (Whitby and Eskdaleside)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: 35/50b Captain Cook Crescent, Whitby

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		

Housing Options Appraisal - (Whitby and Eskdaleside) 6

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Good links to facilities and nearby open space.		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes with good access to employment and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Good links from public transport.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	-		Impact on landscape setting of this part of Whitby and Abbey	

6 Housing Options Appraisal - (Whitby and Eskdaleside)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
10. Protect and enhance the built environment.	--		At this scale Historic England have serious concerns on the urbanisation of the access to the Abbey and consider it will result in significant harm.	
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network

Housing Options Appraisal - (Whitby and Eskdaleside) 6

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: 35/53 Residential Care Home, 1 Larpool Lane, Whitby

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	-		Loss of Employment	
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of		

6 Housing Options Appraisal - (Whitby and Eskdaleside)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
		affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Good links to facilities.		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes with good access to employment and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Good links from public transport.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	++	Brownfield site		
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	0	Urban setting		

Housing Options Appraisal - (Whitby and Eskdaleside) 6

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
10. Protect and enhance the built environment.	0			Grade 2 listed building nearby but not considered to be any impact subject to retention of existing trees.
11. Protect and enhance the biodiversity of the Plan Area.	0			Urban site. Although near to a SINC this is a redevelopment of an existing site and it is not expected to have an adverse impact.
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development	

6 Housing Options Appraisal - (Whitby and Eskdaleside)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			of greenfield land would not minimise climate change.	

Site: 35/54 Whitby Golf Club

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Good links to facilities. Although this involves development on the golf course, its status as an 18 hole course will be retained so there will be no actual loss in sports facilities as a result		

Housing Options Appraisal - (Whitby and Eskdaleside) 6

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
		of this sites development.		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes with good access to employment and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Good links from public transport and proximity to former railway line route.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	0			Impact on landscape setting of this part of Whitby can be mitigated through appropriate layout and design. The current hard

6 Housing Options Appraisal - (Whitby and Eskdaleside)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
				edge to Whitby at this location of backs of properties and boundary treatment could be improved with a better transition from countryside (albeit golf course) to housing.
10. Protect and enhance the built environment.	0			Grade 2 listed building nearby but not considered to be any impact subject to retention of existing trees.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		

Housing Options Appraisal - (Whitby and Eskdaleside) 6

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	+			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

6 Housing Options Appraisal - (Whitby and Eskdaleside)

Housing Options Appraisal - (Filey and Hunmanby) 7

7 Housing Options Appraisal - (Filey and Hunmanby)

7 Housing Options Appraisal - (Filey and Hunmanby)

Appraisals of Housing Sites: Filey and Hunmanby

Site: 02/06 Land Off Malton Road to Park House Farm, Hunmanby

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Good links to facilities. Adequate for open space/recreation		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes with good access to employment and services.		
6. To provide a sustainable transport network that	+	Good links from public transport		

Housing Options Appraisal - (Filey and Hunmanby) 7

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.		and relative close proximity to services by foot and cycle.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	-		Development would affect the setting of the entrance to the village.	
10. Protect and enhance the built environment.	-		Views of the listed Hunmanby Hall and its grounds will be affected from the approach from Folkton	
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a	

7 Housing Options Appraisal - (Filey and Hunmanby)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Housing Options Appraisal - (Filey and Hunmanby) 7

Site: 02/07 & 14 Land Between Stonegate & Sheep Dyke Land, Hunmanby

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Good links to facilities. Adequate for open space/recreation		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes with good access to employment and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Good links from public transport and relative close proximity to services by foot and cycle.		

7 Housing Options Appraisal - (Filey and Hunmanby)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	0			No impact on landscape character.
10. Protect and enhance the built environment.	0			No impact on built environment.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				

Housing Options Appraisal - (Filey and Hunmanby) 7

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site:02/08 Land at Rear of Outgaits Lane Off Burlin Road, Hunmanby

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		

7 Housing Options Appraisal - (Filey and Hunmanby)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Good links to facilities. Adequate for open space/recreation		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes with good access to employment and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Good links from public transport and relative close proximity to services by foot and cycle.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	0			No impact on landscape character, urban setting.

Housing Options Appraisal - (Filey and Hunmanby) 7

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
10. Protect and enhance the built environment.	0			No impact on built environment.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land	

7 Housing Options Appraisal - (Filey and Hunmanby)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			would not minimise climate change.	

Site: 02/22 Land to North East of Outgaits Lane (Opposite 51-59)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Good links to facilities. Adequate for open space/recreation		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				

Housing Options Appraisal - (Filey and Hunmanby) 7

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
5. Provide good access to facilities and services.	+	Providing homes with good access to employment and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Good links from public transport and relative close proximity to services by foot and cycle.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	-		Development would adversely affect the landscape setting of this entrance to Hunmanby.	
10. Protect and enhance the built environment.	0			No impact on built environment.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a	

7 Housing Options Appraisal - (Filey and Hunmanby)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Housing Options Appraisal - (Filey and Hunmanby) 7

Site: 02/23 Land to North East of Outgaits Lane (Opposite no 69-95) Hunmanby

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Good links to facilities. Adequate for open space/recreation		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes with good access to employment and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Good links from public transport and relative close proximity to services by foot and cycle.		

7 Housing Options Appraisal - (Filey and Hunmanby)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	-		Development would adversely affect the landscape setting of this entrance to Hunmanby.	
10. Protect and enhance the built environment.	0			No impact on built environment.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate		

Housing Options Appraisal - (Filey and Hunmanby) 7

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
		land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: 02/26 Land at Sands Lane, Hunmanby

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range	+	Building of dwellings provides employment opportunities and investment.		

7 Housing Options Appraisal - (Filey and Hunmanby)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
of good quality employment opportunities.				
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Good links to facilities. Adequate for open space/recreation		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes with good access to employment and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Good links from public transport and relative close proximity to services by foot and cycle.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site	
Environmental Protection				

Housing Options Appraisal - (Filey and Hunmanby) 7

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	0			No impact on landscape character, urban setting.
10. Protect and enhance the built environment.	0			No impact on built environment.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to

7 Housing Options Appraisal - (Filey and Hunmanby)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
				make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: 02/27 Land Off Outgaits Lane Hunmanby

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health,	+	Good links to facilities. Adequate for open space/recreation		

Housing Options Appraisal - (Filey and Hunmanby) 7

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
education, leisure, sport and recreation facilities.				
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes with good access to employment and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Good links from public transport and relative close proximity to services by foot and cycle.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	-		No major landscape features to be lost but development would detract from the setting of this part of	

7 Housing Options Appraisal - (Filey and Hunmanby)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			Hunmanby to some degree.	
10. Protect and enhance the built environment.	0			No impact on built environment.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any	

Housing Options Appraisal - (Filey and Hunmanby) 7

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			development of greenfield land would not minimise climate change.	

Site: 03/01 Land to North of Scarborough Road, Filey

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Good links to facilities. Adequate for open space/recreation		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this

7 Housing Options Appraisal - (Filey and Hunmanby)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
				stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes with good access to employment and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Good links from public transport and relative close proximity to services by foot and cycle.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	0			No impact on landscape character, urban setting.
10. Protect and enhance the built environment.	0			No impact on built environment.
11. Protect and enhance the biodiversity of the Plan Area.	0			Site within 10Km of a SAC and SPA but of such a scale that would have a negligible impact. The creation of

Housing Options Appraisal - (Filey and Hunmanby) 7

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
				the link between the Country Park and the playing fields would negate any impact of the loss of a greenfield site.
12. Minimise the risk of flooding to and as a result of new development.	+	Flood alleviation scheme to the north of the site will minimise the risk of flooding.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	+	Contribute to providing a link between Country Park and playing fields		
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

7 Housing Options Appraisal - (Filey and Hunmanby)

Site: 03/03 Land Between The Dams & Scarborough Road, Filey

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Good links to facilities. Adequate for open space/recreation		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes with good access to employment and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Good links from public transport and relative close proximity to services by foot and cycle.		

Housing Options Appraisal - (Filey and Hunmanby) 7

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	0			No impact on landscape character, urban setting.
10. Protect and enhance the built environment.	0			No impact on built environment.
11. Protect and enhance the biodiversity of the Plan Area.	-		Close to Dams Nature Reserve a valuable Wetland Habitat.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and	?			There is insufficient

7 Housing Options Appraisal - (Filey and Hunmanby)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
efficiently and minimise the production of waste.				information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: 03/05 Land at Mill Farm, Muston Road, Filey

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		

Housing Options Appraisal - (Filey and Hunmanby) 7

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Good links to facilities. Adequate for open space/recreation		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes with good access to employment and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Good links from public transport and relative close proximity to services by foot and cycle.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	--		Site is particularly prominent from the South and South West to	

7 Housing Options Appraisal - (Filey and Hunmanby)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			the detriment of the open coastal nature of the landscape.	
10. Protect and enhance the built environment.	0			No impact on built environment.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to

Housing Options Appraisal - (Filey and Hunmanby) 7

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
				make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: 03/06 Land at Church Cliff Drive, Filey

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health,	+	Good links to facilities. Adequate for open space/recreation		

7 Housing Options Appraisal - (Filey and Hunmanby)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
education, leisure, sport and recreation facilities.				
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes with good access to employment and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Good links from public transport and relative close proximity to services by foot and cycle.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	0			No impact on landscape character, urban setting.
10. Protect and enhance the built environment.	0			Design to protect setting of adjacent listed building.

Housing Options Appraisal - (Filey and Hunmanby) 7

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
11. Protect and enhance the biodiversity of the Plan Area.	-		Site within 5KM of a pSPA and pSAC but not expected to impact on these areas. Will see loss of greenfield land which may contain feeding grounds or habitats.	
12. Minimise the risk of flooding to and as a result of new development.	+	Flood alleviation scheme to the north of the site will minimise the risk of flooding.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	+	Contribute to providing a link between Country Park and playing fields		
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any	

7 Housing Options Appraisal - (Filey and Hunmanby)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			development of greenfield land would not minimise climate change.	

Site: 03/11 Silver Birches, Station Avenue, Filey

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	-		Closure of Care home will result in loss of jobs.	
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Good links to facilities. Adequate for open space/recreation		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this

Housing Options Appraisal - (Filey and Hunmanby) 7

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
				stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes with good access to employment and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Good links from public transport and relative close proximity to services by foot and cycle.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	++	Site is previously developed.		
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	0			No impact on landscape character, urban setting.
10. Protect and enhance the built environment.	0			No impact on built environment.
11. Protect and enhance the biodiversity of the Plan Area.	0			Previously developed site so no impact on biodiversity.

7 Housing Options Appraisal - (Filey and Hunmanby)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton) 8

8 Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton)

8 Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton)

Appraisals of Housing Sites: Western Villages

Site: 09/02 North - Land Between Seamer & Crossgates

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Good links to facilities. Adequate for open space/recreation		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes with good access to employment and services.		

Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton) 8

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Good links from public transport and relative close proximity to services by foot and cycle.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	--		The view from and towards the south will be completely altered and the significant growth of the Seamer to the east clearly visible.	
10. Protect and enhance the built environment.	0			No impact on built environment.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a	

8 Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton) 8

Site: 09/02 South - Land to South of Long Lane, Seamer

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	0			Site scores average for access to facilities by public transport but poorly for access to open space and recreation.
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes with good access to employment and services.		
6. To provide a sustainable transport network that	+	Good links from public transport		

8 Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.		and relative close proximity to services by foot and cycle.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	--		Development would breach the logical boundary at Long Lane and represent a significant intrusion into the open countryside.	
10. Protect and enhance the built environment.	0			No impact on built environment.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats	

Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton) 8

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

8 Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton)

Site: 09/07a Land to South B1261 Seamer

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Good links to facilities. Adequate for open space/recreation		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes with good access to employment and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Good links from public transport and relative close proximity to services by foot and cycle.		

Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton) 8

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	--		Development would breach the logical boundary at Long Lane and represent a significant intrusion into the open countryside.	
10. Protect and enhance the built environment.	0			No impact on built environment.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	

8 Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: 09/07b Land to North B1261 Seamer

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success,	+	Building of dwellings provides		

Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton) 8

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.		employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Good links to facilities. Adequate for open space/recreation		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes with good access to employment and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Good links from public transport and relative close proximity to services by foot and cycle.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site	

8 Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	--		Development would breach the logical boundary at Long Lane and represent a significant intrusion into the open countryside.	
10. Protect and enhance the built environment.	0			No impact on built environment.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		

Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton) 8

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: 09/10 Land to Rear of School House Drive, Seamer

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				

8 Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Good links to facilities. Adequate for open space/recreation		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes with good access to employment and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Good links from public transport and relative close proximity to services by foot and cycle.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site and Grade 2 agricultural land.	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.

Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton) 8

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
9. Protect and enhance the landscape character.	-		Development would see a significant intrusion into the countryside beyond the existing built form of Seamer.	
10. Protect and enhance the built environment.	0			No impact on built environment.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				

8 Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: 09/11 Land between A64 & Coniston Gardens, Crossgates

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		

Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton) 8

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	0			Site scores average for access to facilities by public transport but poorly for access to open space and recreation.
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes with good access to employment and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Good links from public transport and relative close proximity to services by foot and cycle.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	0			Minimal impact

8 Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
10. Protect and enhance the built environment.	0			Neutral effect.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	Site is not a flood risk area so would not add to any flood risk and prevents need to locate development in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield	

Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton) 8

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			land would not minimise climate change.	

Site: 09/15 Land to West of Napier Crescent, Seamer

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Good links to facilities. Adequate for open space/recreation		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				

8 Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
5. Provide good access to facilities and services.	+	Providing homes with good access to employment and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Good links from public transport and relative close proximity to services by foot and cycle.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	0			Minimal impact
10. Protect and enhance the built environment.	0			Neutral effect.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	Site is not a flood risk area so would not add to any		

Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton) 8

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
		flood risk and prevents need to locate development in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: 09/21 Former Crossgates Quarry, Seamer

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment	+	Building of dwellings provides employment		

8 Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
in both urban and rural locations and contribute to a broad range of good quality employment opportunities.		opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Good links to facilities. Adequate for open space/recreation		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes with good access to employment and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Good links from public transport and relative close proximity to services by foot and cycle.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site	
Environmental Protection				

Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton) 8

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	0			No assessment as site had already been dismissed.
10. Protect and enhance the built environment.	0			No assessment as site had already been dismissed.
11. Protect and enhance the biodiversity of the Plan Area.	--		Loss of any greenfield site will have a negative impact on habitats and feeding areas. Entire site is a Site of Internationally important Nature conservation where development cannot be mitigated.	
12. Minimise the risk of flooding to and as a result of new development.	+	Site is not a flood risk area so would not add to any flood risk and prevents need to locate		

8 Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
		development in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: 09/22 Land West of Rowan Fields, Crossgate

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range	+	Building of dwellings provides employment opportunities and investment.		

Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton) 8

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
of good quality employment opportunities.				
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Good links to facilities. Adequate for open space/recreation		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes with good access to employment and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Good links from public transport and relative close proximity to services by foot and cycle.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	0			Part previously developed and partly greenfield so neutral.
Environmental Protection				

8 Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	0			No assessment as site had already being dismissed.
10. Protect and enhance the built environment.	0			No assessment as site had already being dismissed.
11. Protect and enhance the biodiversity of the Plan Area.	--		Loss of any greenfield site will have a negative impact on habitats and feeding areas. Entire site is a Site of Internationally important Nature conversation where development cannot be mitigated.	
12. Minimise the risk of flooding to and as a result of new development.	+	Site is not a flood risk area so would not add to any flood risk and prevents need to locate		

Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton) 8

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
		development in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: 09/23 Land adjacent to No 55 Stoneyhaggs Road, Seamer

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range	+	Building of dwellings provides employment opportunities and investment.		

8 Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
of good quality employment opportunities.				
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Good links to facilities. Adequate for open space/recreation		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes with good access to employment and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Good links from public transport and relative close proximity to services by foot and cycle.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site and Grade 2 agricultural.	
Environmental Protection				

Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton) 8

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	-		Development would see the loss of views towards Irton Moor.	
10. Protect and enhance the built environment.	0			No impact on built environment.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				

8 Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: 09/24 Land to the North of Beacon Road, Seamer

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		

Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton) 8

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Good links to facilities. Adequate for open space/recreation		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes with good access to employment and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Good links from public transport and relative close proximity to services by foot and cycle.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site and Grade 2 agricultural.	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	-		Development would see an extension encroaching into open countryside	

8 Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			towards Irton Moor.	
10. Protect and enhance the built environment.	0			No impact on built environment.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any	

Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton) 8

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			development of greenfield land would not minimise climate change.	

Site: 09/25 Land to North West of Beacon Road, Seamer

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Good links to facilities. Adequate for open space/recreation		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this

8 Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
				stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes with good access to employment and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Good links from public transport and relative close proximity to services by foot and cycle.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	-		Development would see an extension encroaching into open countryside towards Irton Moor.	
10. Protect and enhance the built environment.	0			No impact on built environment.

Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton) 8

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

8 Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton)

Site: 12/01 Land to North and East of The Nurseries, East Ayton

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	0			Site scores average for access to facilities by public transport but poorly for access to open space and recreation.
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	0			Not ideally located for access to services but some services

Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton) 8

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
				within settlement so neutral.
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	0			Limited public transport and distance from main centres deters cycling and walking.
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	0			No assessment as site had already being dismissed.
10. Protect and enhance the built environment.	0			No assessment as site had already being dismissed.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas. Site is	

8 Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			within 5Km of Forge Valley National Nature Reserve but no impact expected.	
12. Minimise the risk of flooding to and as a result of new development.	+	Site is not a flood risk area so would not add to any flood risk and prevents need to locate development in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise	

Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton) 8

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			climate change.	

Site: 12/02 Land to South of Racecourse Road, East Ayton

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	0			Site scores average for access to facilities by public transport but poorly for access to open space and recreation.
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.

8 Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes with good access to employment and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Good links from public transport and relative close proximity to services by foot and cycle.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site and Grade 2 agricultural land.	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	0			No assessment as site had already been dismissed.
10. Protect and enhance the built environment.	0			No assessment as site had already been dismissed.
11. Protect and enhance the biodiversity of the Plan Area.	--		Loss of any greenfield site will have a negative impact on habitats	

Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton) 8

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			and feeding areas. Site is within 5Km of Forge Valley National Nature Reserve but no impact expected.	
12. Minimise the risk of flooding to and as a result of new development.	+	Site is not a flood risk area so would not add to any flood risk and prevents need to locate development in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield	

8 Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			land would not minimise climate change.	

Site: 12/04 Land North of Chantry Drive, East Ayton

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	0			Site scores average for access to facilities by public transport but poorly for access to open space and recreation.
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this

Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton) 8

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
				stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	0			Not ideally located for access to services but some services within settlement so neutral.
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	0			Limited public transport and distance from main centres deters cycling and walking.
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	-		Site is north of the existing clear building line of East Ayton, protruding beyond this would	

8 Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			have a clear visual impact..	
10. Protect and enhance the built environment.	0			No impact on built environment.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas. Site is within 5Km of Forge Valley National Nature Reserve but no impact expected.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.

Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton) 8

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: 12/05 Land South of Racecourse Road, East Ayton

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of		

8 Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
		affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	0			Site scores average for access to facilities by public transport but poorly for access to open space and recreation.
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes with good access to employment and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Good links from public transport and relative close proximity to services by foot and cycle.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	--		Greenfield site and Grade 2 agricultural land.	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.

Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton) 8

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
9. Protect and enhance the landscape character.	-		Site is visually prominent when viewed from the entrance into the village from Seamer.	
10. Protect and enhance the built environment.	0			No impact on built environment.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas. Site is within 5Km of Forge Valley National Nature Reserve but no impact expected.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate		

8 Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
		land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: 13/02 Land to East of Garth End Road, West Ayton

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range	+	Building of dwellings provides employment opportunities and investment.		

Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton) 8

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
of good quality employment opportunities.				
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Good links to facilities. Adequate for open space/recreation		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	0			Not ideally located for access to services but some services within settlement so neutral.
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	0			Limited public transport and distance from main centres deters cycling and walking.
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site	

8 Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	-		Site would represent an intrusion into a gap between East and West Ayton into open countryside.	
10. Protect and enhance the built environment.	0			No impact on built environment.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas. Site is within 5Km of Forge Valley National Nature Reserve but no	

Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton) 8

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			impact expected.	
12. Minimise the risk of flooding to and as a result of new development.	--		Site is largely within Flood Zone 3.	
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: 13/04 Land South West of Pearson Garth, Off Farside Road, West Ayton

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				

8 Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Good links to facilities. Adequate for open space/recreation		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	0			Not ideally located for access to services but some services within settlement so neutral.
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	0			Limited public transport and distance from main centres deters cycling and walking.

Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton) 8

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	-		Protrusion beyond clearly defined line along the western edge of Morley Lane and Pearson Garth into the open countryside.	
10. Protect and enhance the built environment.	0			No impact on built environment.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas. Site is within	

8 Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			5Km of Forge Valley National Nature Reserve but no impact expected.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton) 8

Site: 13/05 Land to West of Morley Drive, Off Farside Road, West Ayton

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Good links to facilities. Adequate for open space/recreation		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	0			Not ideally located for access to services but some services within settlement so neutral.
6. To provide a sustainable transport network that encourages the use of public	0			Limited public transport and distance from

8 Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
transport, cycling and walking and minimises traffic congestion and enhances connectivity.				main centres deters cycling and walking.
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	-		Protrusion beyond clearly defined line along the western edge of Morley Lane and Pearson Garth into the open countryside.	
10. Protect and enhance the built environment.	0			No impact on built environment.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and	

Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton) 8

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			feeding areas. Site is within 5Km of Forge Valley National Nature Reserve but no impact expected.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise	

8 Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			climate change.	

Site: 17/01 Land to West of Croft Lane, Snainton

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	0			Site scores average for access to facilities by public transport but poorly for access to open space and recreation.
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.

Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton) 8

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Land Use and Development Patterns				
5. Provide good access to facilities and services.	0			Not ideally located for access to services but some services within settlement so neutral.
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	0			Limited public transport and distance from main centres deters cycling and walking.
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	--		Development would have a significant impact on the medieval field pattern that characterises Snainton and its wider setting.	

8 Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
10. Protect and enhance the built environment.	--		Grade II listed building	
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of adjacent greenfield to the site. site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise	

Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton) 8

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			climate change.	

Site: 17/04 & 10 Land Between Hight Street and Beech Lane, Snainton

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	0			Site scores average for access to facilities by public transport but poorly for access to open space and recreation.
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.

8 Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Land Use and Development Patterns				
5. Provide good access to facilities and services.	0			Not ideally located for access to services but some services within settlement so neutral.
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	0			Limited public transport and distance from main centres deters cycling and walking.
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	--		Development would have a significant impact on the medieval field pattern that characterises Snainton and its wider setting.	

Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton) 8

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
10. Protect and enhance the built environment.	--		Requirement of access from Hight Street would result in the loss of important buildings in the Conservation Area.	
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to

8 Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
				make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: 17/08 Land to Rear of Hight Street/Lairs Crescent, Snainton

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health,	+	Good links to facilities. Adequate for open space/recreation		

Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton) 8

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
education, leisure, sport and recreation facilities.				
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	0			Not ideally located for access to services but some services within settlement so neutral.
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	0			Limited public transport and distance from main centres deters cycling and walking.
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	-		The raised form of the land renders the site increasingly prominent	

8 Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			when viewed from the village and the Wolds to the South.	
10. Protect and enhance the built environment.	--		Significant adverse impact on the form of the village including the conservation area.	
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				

Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton) 8

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: 17/11 Land Off Cliff Lane to Rear of Fire Station, Snainton

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		

8 Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	0			Site scores average for access to facilities by public transport but poorly for access to open space and recreation.
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	0			Not ideally located for access to services but some services within settlement so neutral.
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	0			Limited public transport and distance from main centres deters cycling and walking.
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.

Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton) 8

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
9. Protect and enhance the landscape character.	-		The raised form of the land renders the site increasingly prominent when viewed from the village and the Wolds to the South.	
10. Protect and enhance the built environment.	0			No impact on built environment.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				

8 Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: 17/15a Land at Carr House, Green Lane, Snainton

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		

Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton) 8

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	0			Site scores average for access to facilities by public transport but poorly for access to open space and recreation.
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	0			Not ideally located for access to services but some services within settlement so neutral.
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	0			Limited public transport and distance from main centres deters cycling and walking.
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.

8 Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
9. Protect and enhance the landscape character.	0			No assessment as site had already been dismissed.
10. Protect and enhance the built environment.	0			No assessment as site had already been dismissed.
11. Protect and enhance the biodiversity of the Plan Area.	--		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	Site is not a flood risk area so would not add to any flood risk and prevents need to locate development in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.

Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton) 8

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

8 Housing Options Appraisal - (Western Villages - Seamer, East and West Ayton, Snainton)

Housing Options Appraisal - (Northern Villages - Burniston and Cloughton) 9

9 Housing Options Appraisal - (Northern Villages - Burniston and Cloughton)

9 Housing Options Appraisal - (Northern Villages - Burniston and Cloughton)

Appraisals of Housing Sites: Northern Villages

Site: 20/02 Land to North of Limestone Road, Burniston

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	0			Site scores average for access to facilities by public transport but poorly for access to open space and recreation.
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				

Housing Options Appraisal - (Northern Villages - Burniston and Cloughton) 9

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
5. Provide good access to facilities and services.	+	Providing homes with good access to employment and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Good links from public transport and relative close proximity to services by foot and cycle.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	-		Prominent from the National Park boundary to the North.	
10. Protect and enhance the built environment.	0			No impact on built environment.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.	greenfield site will have a negative impact on habitats and feeding areas.	

9 Housing Options Appraisal - (Northern Villages - Burniston and Cloughton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: 20/03 Land to South 4 Scalby Road, Burniston

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				

Housing Options Appraisal - (Northern Villages - Burniston and Cloughton) 9

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	0			Site scores average for access to facilities by public transport but poorly for access to open space and recreation.
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes with good access to employment and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Good links from public transport and relative close proximity to services by foot and cycle.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site	
Environmental Protection				

9 Housing Options Appraisal - (Northern Villages - Burniston and Cloughton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	-		Site offers a key gap with sweeping rural fields that offer vistas to the National Park.	
10. Protect and enhance the built environment.	0			No impact on built environment.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.	greenfield site will have a negative impact on habitats and	
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0		feeding areas.	Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.

Housing Options Appraisal - (Northern Villages - Burniston and Cloughton) 9

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: 20/06 & 17 Land at Rocks Lane, Burniston

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	0			Site scores average for access to facilities by public transport but poorly for access to open

9 Housing Options Appraisal - (Northern Villages - Burniston and Cloughton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
				space and recreation.
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes with good access to employment and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Good links from public transport and relative close proximity to services by foot and cycle.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	-		Open paddock which forms an important open localised setting between Burniston	

Housing Options Appraisal - (Northern Villages - Burniston and Cloughton) 9

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			and the Cinder Track.	
10. Protect and enhance the built environment.	0			No impact on built environment.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	+	Close to the Cinder Track allows access to green infrastructure.		
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any	

9 Housing Options Appraisal - (Northern Villages - Burniston and Cloughton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			development of greenfield land would not minimise climate change.	

Site: 20/09 Land Between 18-26 Scalby Road, Burniston

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	0			Site scores average for access to facilities by public transport but poorly for access to open space and recreation.

Housing Options Appraisal - (Northern Villages - Burniston and Cloughton) 9

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes with good access to employment and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Good links from public transport and relative close proximity to services by foot and cycle.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	-		Site offers a key gap with sweeping rural fields that offer vistas to the National Park.	

9 Housing Options Appraisal - (Northern Villages - Burniston and Cloughton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
10. Protect and enhance the built environment.	0			No impact on built environment.
11. Protect and enhance the biodiversity of the Plan Area.	0			Previously developed site so no impact on biodiversity.
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Housing Options Appraisal - (Northern Villages - Burniston and Cloughton) 9

Site: 20/10 Land at Beaconsfield Farm, Burniston

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	0			Site scores average for access to facilities by public transport but poorly for access to open space and recreation.
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes with good access to employment and services.		
6. To provide a sustainable transport network that	+	Good links from public transport		

9 Housing Options Appraisal - (Northern Villages - Burniston and Cloughton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.		and relative close proximity to services by foot and cycle.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	-		Site represents a significant area of open land within Burniston.	
10. Protect and enhance the built environment.	-		Conservation Officer has raised concerns over the loss of important open space between the traditional form of Burniston and more recent development	

Housing Options Appraisal - (Northern Villages - Burniston and Cloughton) 9

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			to the South.	
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not	

9 Housing Options Appraisal - (Northern Villages - Burniston and Cloughton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			minimise climate change.	

Site: 20/11 Land to South of Limestone Road, Burniston

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	0			Site scores average for access to facilities by public transport but poorly for access to open space and recreation.
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.

Housing Options Appraisal - (Northern Villages - Burniston and Cloughton) 9

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes with good access to employment and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Good links from public transport and relative close proximity to services by foot and cycle.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	0			No impact on landscape character.
10. Protect and enhance the built environment.	0			No impact on built environment.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	

9 Housing Options Appraisal - (Northern Villages - Burniston and Cloughton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: 20/18a Land adjacent to No 54 Scalby Road, Burniston

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success,	+	Building of dwellings provides		

Housing Options Appraisal - (Northern Villages - Burniston and Cloughton) 9

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.		employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	0			Site scores average for access to facilities by public transport but poorly for access to open space and recreation.
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes with good access to employment and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Good links from public transport and relative close proximity to services by foot and cycle.		

9 Housing Options Appraisal - (Northern Villages - Burniston and Cloughton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	-		Significant intrusion into the open countryside towards National Park.	
10. Protect and enhance the built environment.	0			No impact on built environment.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		

Housing Options Appraisal - (Northern Villages - Burniston and Cloughton) 9

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: 20/20 Land to West of The Grange, Burniston

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				

9 Housing Options Appraisal - (Northern Villages - Burniston and Cloughton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Good links to facilities. Adequate for open space/recreation		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes with good access to employment and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Good links from public transport and relative close proximity to services by foot and cycle.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.

Housing Options Appraisal - (Northern Villages - Burniston and Cloughton) 9

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
9. Protect and enhance the landscape character.	0			No impact on landscape character.
10. Protect and enhance the built environment.	0			No impact on built environment.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any	

9 Housing Options Appraisal - (Northern Villages - Burniston and Cloughton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			development of greenfield land would not minimise climate change.	

Site: 24/03 Land Adjacent to No2 Limestone Road, Burniston

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Good links to facilities. Adequate for open space/recreation		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this

Housing Options Appraisal - (Northern Villages - Burniston and Cloughton) 9

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
				stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes with good access to employment and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Good links from public transport and relative close proximity to services by foot and cycle.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	-		Development would see the loss of an important gap.	
10. Protect and enhance the built environment.	0			No impact on built environment.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a	

9 Housing Options Appraisal - (Northern Villages - Burniston and Cloughton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Housing Options Appraisal - (Northern Villages - Burniston and Cloughton) 9

Site: 24/06 & 08 Land West of Mill Lane, Burniston

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Good links to facilities. Adequate for open space/recreation		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes with good access to employment and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Good links from public transport and relative close proximity to services by foot and cycle.		

9 Housing Options Appraisal - (Northern Villages - Burniston and Cloughton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	-		Development would see the loss of an important gap.	
10. Protect and enhance the built environment.	0			No impact on built environment.
11. Protect and enhance the biodiversity of the Plan Area.	0			Northern portion is in Flood Zone 3.
12. Minimise the risk of flooding to and as a result of new development.	+	By locating development here it would negate the need to allocate land that was in flood risk areas.		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and	?			There is insufficient information at

Housing Options Appraisal - (Northern Villages - Burniston and Cloughton) 9

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
efficiently and minimise the production of waste.				this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: 24/09a Land at Quarry Bank, Burniston

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		

9 Housing Options Appraisal - (Northern Villages - Burniston and Cloughton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Good links to facilities. Adequate for open space/recreation		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes with good access to employment and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Good links from public transport and relative close proximity to services by foot and cycle.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	-		Development would see the loss of an important gap.	

Housing Options Appraisal - (Northern Villages - Burniston and Cloughton) 9

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
10. Protect and enhance the built environment.	0			No impact on built environment.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	0			Northern portion within Flood Zone 3.
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

9 Housing Options Appraisal - (Northern Villages - Burniston and Cloughton)

Site: 24/15a Land Adjacent to The Old Mill House, Mill Lane, Burniston

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	Building of dwellings provides employment opportunities and investment.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	+	Planning policy ensures an element of affordable housing on site.		
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+	Good links to facilities. Adequate for open space/recreation		
4. Improve the safety and security of people and property.	?			This will depend on site specific design so at this stage is an unknown.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Providing homes with good access to employment and services.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Good links from public transport and relative close proximity to services by foot and cycle.		

Housing Options Appraisal - (Northern Villages - Burniston and Cloughton) 9

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	-		Development would see the loss of an important gap.	
10. Protect and enhance the built environment.	0			No impact on built environment.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of any greenfield site will have a negative impact on habitats and feeding areas.	
12. Minimise the risk of flooding to and as a result of new development.	0			South East corner is within Flood Zone 3.
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Neutral as site is not part of green infrastructure network.
Resource Use and Climate Change				

9 Housing Options Appraisal - (Northern Villages - Burniston and Cloughton)

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Dismissed Housing Options 10

10 Dismissed Housing Options

10 Dismissed Housing Options

10.1 This addendum to the Sustainability Appraisal of the Borough Local Plan which concentrates on the housing options has referred to the assessment of reasonable housing alternatives/options. Prior to the rigorous assessment of these sites through this document, all sites have been assessed in accordance with the Housing Site Assessment Methodology; a copy of which was set out in the SA of the Borough Local Plan. This resulted in the SA of over 100 sites for housing and the initial discarding of over 130 sites on the basis that they were not considered to represent reasonable alternatives. These dismissed sites are listed below with the explanation of why they were not considered to represent a reasonable alternative.

10.2 There are a number of reasons why such sites are dismissed at the initial stage of assessment. These have included:

- The site is remote from any other settlement, distinct from the existing built form of the Borough and does not represent a reasonable option for housing development;
- The site would deliver less than 10 dwellings (either due to scale of site or modifications to take into account, for example, topography). To ensure the Local Plan is not overly complicated with too many sites it was proposed to allocate sites for only 10 dwellings or more. Sites that would deliver less than 10 units can still be delivered if they are located within existing settlements or, if appropriate, incorporated into the proposed limits of the towns and villages of the Borough through the revised development limits;
- The site lies wholly within a floodzone or is too small (less than 10 units) once amended to take this into accounts.

Area	Site Ref:	Site Address	Dismissal Grounds
Scarborough Central			
	10/16	Land at Jacobs Mount	Unrelated to an existing settlement
	10/22	Land at Racecourse Road/Stepney Hill, adjacent to Pinewood	Unrelated to an existing settlement
	10/72	Land at Stoney Haggs Rise / Seamer Road	Unrelated to an existing settlement
Scarborough South			
Cayton	08/01	Land adjacent to Tudor Lodge, Killerby	Unrelated to existing settlement and under 10 dwellings.
	08/10	Eldin Hall Holiday Park, Osgodby Lane	Unrelated to existing settlement and under 10 dwellings.
	08/11	Land to North of Alma Farm, Mill Lane	Unrelated to an existing settlement
	08/16	Land at Killerby Old Hall, Main Street	Unrelated to an existing settlement
	08/19	Land adjacent Killerby Old Hall and Killerby Croft, Main Street	Unrelated to an existing settlement
	08/22	Land between Station Road and B1261	Unrelated to an existing settlement

Dismissed Housing Options 10

Area	Site Ref:	Site Address	Dismissal Grounds
Scarborough Central			
Scarborough North			
Newby/Scalby	18/06	Land to East of Hackness Road	Site located within flood zone 3.
	18/13	Land at Highfield Cottage	Unrelated to an existing settlement
Whitby			
	35/05	Land at Esk Leisure Centre, The Carrs, Ruswarp	Unrelated to an existing settlement
	35/09	Land to West of Carr Hall Gardens, The Carrs, Ruswarp	Unrelated to an existing settlement
	35/10	Land at Stonegate Lodge Farm, Ruswarp	Unrelated to an existing settlement
	35/17	Land either side of White Bridge Road	Site would not yield 10 dwellings.
	35/21	Land at Larpool Lane	Unrelated to an existing settlement
	35/22	Land adjacent No 1 Links View, Love Lane	Site would not yield 10 dwellings.
	35/30	Land at Folly Gardens, Green Lane	Site would not yield 10 dwellings due to topography.
	35/31	Land at Larpool Drive / Larpool Lane	Unrelated to an existing settlement
	35/46	Land at Broomfield Cottage, Stainsacre Lane	Unrelated to an existing settlement
	35/49	Land South of Lambert Hill Farm, The Carrs, Ruswarp	Unrelated to an existing settlement
Filey			
	03/09	Crescent Grange Farm, Royal Oak	Settlement is not defined as a rural village and represents open countryside.
Service Villages			
Hunmanby	02/02	Land between Sheepdyke Lane and Sands Lane	Unrelated to an existing settlement
	02/04	Land off Filey Road	Unrelated to an existing settlement
	02/05	Land south of Bridlington Road	Unrelated to an existing settlement
	02/09	Land opposite Rosedale Close Farm, Sands Road	Unrelated to an existing settlement
	02/10	Land to the West of Muston Road adjacent Reservoir	Due to a form of development most likely (frontage only), the site would not yield 10 dwellings.
	02/11	Land off Malton Road	Due to a form of development most likely (frontage only), the site would not yield 10 dwellings.

10 Dismissed Housing Options

Area	Site Ref:	Site Address	Dismissal Grounds
Scarborough Central			
	02/12	Land adjacent to No. 126 Bridlington Street	Site would not yield 10 dwellings.
	02/15	Land at No. 24 Northgate	Site would not yield 10 dwellings.
	02/18	and at Windmill Farm, Malton Road	Unrelated to an existing settlement
	02/25	Land to Rear of No. 34 Northgate	Site would not yield 10 dwellings.
	02/28	Land south of No. 111 Bridlington Street	Site would not yield 10 dwellings.
Seamer	09/01	Land at Crab Lane / Long Lane	Unrelated to an existing settlement
	09/03	Field to Rear of No. 37 Main Street	Unrelated to an existing settlement
	09/07c	Land to the North of B1261, between 'Yew Court' and 'Broadacres'	Unrelated to an existing settlement
	09/12	Land adjacent Riverside Garage, Main Street	Site would not yield 10 dwellings.
	09/13	Land at Main Street / Ratten Row	Site would not yield 10 dwellings.
	09/14	Land to the North of B1261, between Seamer and Crossgates	Unrelated to an existing settlement
	09/16	Land to the South of 'Deans Garden Centre', Seamer Road	Unrelated to an existing settlement
	09/26	Land at Rear of Burtondale Road, Crossgates	Site would not yield 10 dwellings due to topography.
	09/27	Land at Green Acres, Stoney Haggs Road	Unrelated to an existing settlement
West Ayton	13/03	Land adjacent to No. 103 Garth End Road	Site located within flood zone 3.
Snainton	17/02	Land at West Lane	Due to a form of development most likely (frontage only), the site would not yield 10 dwellings.
	17/03	Land at and to rear of No. 2 High Street	Due to a form of development most likely (frontage only), the site would not yield 10 dwellings.
	17/06	Land between West Lane and Foulbridge Lane	Site would not yield 10 dwellings.
	17/07	Land off West Lane (opposite Jasmine Farm)	Site would not yield 10 dwellings.
	17/09	Land adjacent to 'Greenacres', High Street	Due to a form of development most likely (frontage only), the site would not yield 10 dwellings.
	17/12	Land adjacent No. 36 Station Road	Site would not yield 10 dwellings.
	17/13	Land to the South of Green Lane, adjacent South View Farm	Unrelated to an existing settlement
	17/14	Land to South of No. 13 High Street and Stables Court and to North of Green Lane	Unrelated to an existing settlement

Dismissed Housing Options 10

Area	Site Ref:	Site Address	Dismissal Grounds
Scarborough Central			
	17/15b	Land off Green Lane	Site would not yield 10 dwellings.
	17/16a	Land West of Cliff Lane	Unrelated to an existing settlement
	17/16b	Land East of Cliff Lane	Due to a form of development most likely (frontage only), the site would not yield 10 dwellings.
Burniston	20/01	Land at 'Windyridge', Limestone Road	Site would not yield 10 dwellings.
	20/05	Land adjacent 'Beech Ville', Limestone Road	Site would not yield 10 dwellings due to topography.
	20/07	Land off Hawthorne Close, rear of 'Mount View'	Due to location, it is likely a low yield, therefore Development Limit alterations are proposed to include this site.
	20/12	Land at White Cabin Camping Site, Coastal Road	Unrelated to an existing settlement
	20/13	Land adjacent to Overgreen View	Site reduced due to presence of flood zone 3, would then not yield 10 dwellings.
	20/16	Land at Beck Farm	Unrelated to an existing settlement
	20/18b	Land to East of Scalby Road to Scalby Beck	Unrelated to an existing settlement
	20/19	Land to the rear of No. 3 High Street	Due to a form of development most likely (frontage only), the site would not yield 10 dwellings.
	20/21	Land to West of No. 2 Limestone Road	Site would not yield 10 dwellings.
	20/22	'Longfield', 11 High Street, Burniston	Due to a form of development most likely (frontage only), the site would not yield 10 dwellings.
Eskdaleside	34/02	Land to North of Brook Park, Briggswath	Site would not yield 10 dwellings.
	34/04 to 34/06	Land around remains of Eskdale Chapel, Sleights	Unrelated to an existing settlement
Rural Villages			
Reighton	01/01	Land opposite 'Beacon View', Wide Lane, Speeton	The general approach taken in the Local Plan is not to allocate sites for housing at the rural village level. Sites can come forward within the development limits or those on the edges of settlements may be considered as a Rural Exceptions Housing site (which can comprise some market housing) where proposals are considered to accord with proposed Policy HC4.
	01/02	Field to the East of Car Park at Honey Pot Inn, Speeton	
	01/04	Land off Church Hill	
	01/06	Little Croft and adjacent land, St Helens Lane	
	01/07	Field No. 8059 / Land at Butts Hill	
	01/08	Land North of the Dotterel Inn	

10 Dismissed Housing Options

Area	Site Ref:	Site Address	Dismissal Grounds
Scarborough Central			
	01/09a	Land at Watson's Lane, adjacent to 'Gaith Garth'	
	01/09b	Land at Butts Hill, adjacent to 'Compass Points'	
	01/09c	Land adjacent 'Westholm', Sands Road	
	01/10a	Land East of Church Hill	
	01/10b	Land North of St Peter's Church, Church Hill	
	01/10c	Land at Church Farm, Church Hill	
	01/11	Land at Reighton House, Church Hill	
	01/12	Land to the South of Reighton House, Church Hill	
	01/13a	Land to the North-East of A165 adjacent to 'Mount Pleasant'	
	01/13b	Land between A165 and Hunmanby Road	
	01/14	Reighton Nurseries, Hunmanby Road	
	01/15	Land to the East of Sands Road	
	01/16	Land at Church Hill, adjacent Vicarage	
	01/17	Land alongside Reighton Bypass, opposite Reighton Nursery	
	01/18	Wold Edge, St Helen's Lane	
	01/19	Land adjacent 'Ash Lea', St Helen's Lane	
Folkton/Flixton	04/02	Land adjacent to Meadowcroft	
	04/03	Land between Fir Trees and Dunromin, Main Street, Flixton	
	04/04	Land at Filey Road, Folkton (opp Folkton Hall)	
	04/05	Land at Back Lane / Limekiln Lane, Flixton	
	04/06	Land to east of Limekiln Lane, Flixton	
	04/07	Land at Granary Farm, Main Street, Folkton	
	04/08	Land at Back Lane, Flixton	
	04/09	Land opposite Spring Farm, off North Street, Flixton	
	04/10	Land at Back Lane (rear of 'Hill View'), Flixton	

Dismissed Housing Options 10

Area	Site Ref:	Site Address	Dismissal Grounds
Scarborough Central			
	04/11	Land to Rear of Ness Cottage, North Street, Flixton	
	04/12	Land to west of Flixton Caravan Park, Main Street	
Muston	05/01	Redundant Nursery Gardens, Main Street	
	05/02	Land adjacent to Drewton Cottage, West End	
	05/03	Land to rear of 1-8 Carr Lane, between Carr Lane and A165	
	05/04	Land at Sandpit Farm, King Hill	
	05/05	Mount Pleasant, King Hill	
	05/06	Land to the rear of White Horse Cottage, Hunmanby Street	
	05/07	Land to the south-west of Muston, off Hunmanby Street	
	05/08	Weir Bridge Farm, King Street	
Gristhorpe	06/03	Land opposite East Lea Farm, Scarborough Road, Filey	
Lebberston	07/01	Land at junction of Lingholm Lane and Filey Road	
	07/02	Land at Filey Road and rear of Manor View Road	
Irton	11/01	Land to the North of Main Street	
	11/03	Land at Ayton Road, adjacent to 'Mobberley'	
Wykeham	1501&1502	Land at Manor Farm and Ruston Farm, Ruston	
	15/03	Land to North of No. 108 Wykeham	
	15/06 a-d&f	Various DL alterations across Wykeham	
	15/06e	Land North of A170, Estate Office	
Brompton	16/01	Land at Woodgate, Sawdon	
	16/02	Land to West of West Brow	
Cloughton	24/01	Land at Cloughton Hall, Mill Lane	
	24/02	Land to Rear of Little Moor Close	
	24/07	Land North of Hay Lane Terrace	
	24/09b	Land off Quarry Bank	

10 Dismissed Housing Options

Area	Site Ref:	Site Address	Dismissal Grounds
Scarborough Central			
	24/11824/12	Land at Rear of Reading Room and Croft Farm, High Street	
	24/13	Land to Rear of Red Lion, High Street	
	24/14	Land to the South of Cloughton Beeches Care Home, No. 2 Station Lane	
	24/15b	Land at Cloughton Bridge, Mill Lane	
	24/17	Land adjacent and to rear of No. 18 Station Lane	

Employment Land Appraisals 11

11 Employment Land Appraisals

11 Employment Land Appraisals

Appraisals of Employment Sites

Scarborough Urban Area

Site: EMP-A1, Land to the North East of Burton Riggs, Scarborough Business Park

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	While all sites will create jobs, there is no certainty over numbers without details of a specific development proposal. However, at this stage, it is reasonable to assume that larger sites will generate a greater number of jobs, with sites over 5 hectares (could generate around 300 jobs) being considered to provide a positive major effect against this objective. As this particular site measures 1.1 hectares, the effect is likely to be a minor positive effect.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	0			No effects.

Employment Land Appraisals 11

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	+			Prospective employees would be able to access the adjacent nature reserve (SINC) at Burton Riggs.
4. Improve the safety and security of people and property.	?			Unknown without details of specific scheme.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Development of this site will provide additional employment opportunities at Scarborough Business Park.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	Although the site is unlikely to be accessed by pedestrians, there is a bus stop with a regular service immediately outside the entrance to the site.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site.	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.

11 Employment Land Appraisals

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
9. Protect and enhance the landscape character.	0			An enclosed site set against the backdrop of the existing business park.
10. Protect and enhance the built environment.	0			No impact on heritage assets as there are non in proximity to the site.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of habitat in close proximity to the SINC at Burton Riggs.	
12. Minimise the risk of flooding to and as a result of new development.	+	The site is in Flood Zone 1. By locating development in this location it will negate the need to allocate land in areas of higher flood risk (Zones 2 and 3).		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Development would not lead to the creation of any new Green Infrastructure assets, but the site would have access to the adjacent nature reserve (SINC) at Burton Riggs.
Resource Use and Climate Change				

Employment Land Appraisals 11

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: EMP-A2, Land at Hopper Hill Road, Scarborough Business Park

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	While all sites will create jobs, there is no certainty over numbers without details of a specific development proposal. However, at this stage, it is reasonable to assume that larger sites will generate a greater number of jobs, with sites over 5 hectares		

11 Employment Land Appraisals

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
		(could generate around 300 jobs) being considered to provide a positive major effect against this objective. As this particular site measures 0.9 hectares, the effect is likely to be a minor positive effect.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	0			No effects.
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	0			No effects.
4. Improve the safety and security of people and property.	?			Unknown without specific details of scheme.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Development of this site will provide additional employment opportunities at Scarborough Business Park.		
6. To provide a sustainable transport network that encourages the use of public	+	The site is within walking distance of an existing bus		

Employment Land Appraisals 11

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
transport, cycling and walking and minimises traffic congestion and enhances connectivity.		stop and regular bus service.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site.	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	0			An enclosed site within the existing business park.
10. Protect and enhance the built environment.	0			No impact on heritage assets as there are non in proximity to the site.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of potential habitat as a greenfield site.	
12. Minimise the risk of flooding to and as a result of new development.	+	The site is in Flood Zone 1. By locating development in this location it will negate the need to allocate land in areas of higher flood risk (Zones 2 and 3).		

11 Employment Land Appraisals

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Development would not lead to the creation of any new Green Infrastructure assets.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: EMP-C1 Land North and South of Cayton Approach, Scarborough Business Park

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	++	While all sites will create jobs, there is no certainty over numbers without details of a specific development proposal.		

Employment Land Appraisals 11

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
		However, at this stage, it is reasonable to assume that larger sites will generate a greater number of jobs, with sites over 5 hectares (could generate around 300 jobs) being considered to provide a positive major effect against this objective. As this particular site measures 24.2 hectares, the effect is likely to be a major positive effect.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	0			No effects
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	0			No effects
4. Improve the safety and security of people and property.	?			Unknown without specific details of scheme.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	++	Development of this site will provide additional employment		

11 Employment Land Appraisals

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
		opportunities at Scarborough Business Park and would be located in close proximity to the South of Cayton Strategic Growth Area.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	In addition to the existing bus route that runs near to the site, it is also likely that a future bus service would serve this site as it becomes more widely developed.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		While the site infrastructure is in place, the individual parcels of land are still greenfield sites.	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	0			Development viewed against the backdrop of the existing business park.

Employment Land Appraisals 11

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
10. Protect and enhance the built environment.	0			No impact on heritage assets as there are non in proximity to the site.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of potential habitat and close proximity to a SINC to the south east of the site.	
12. Minimise the risk of flooding to and as a result of new development.	+	The site is in Flood Zone 1. By locating development in this location it will negate the need to allocate land in areas of higher flood risk (Zones 2 and 3).		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Development would not lead to the creation of any new Green Infrastructure assets.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.

11 Employment Land Appraisals

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: EMP-C2, Land to the South of Plaxton Park, Scarborough Business Park

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	++	While all sites will create jobs, there is no certainty over numbers without details of a specific development proposal. However, at this stage, it is reasonable to assume that larger sites will generate a greater number of jobs, with sites over 5 hectares (could generate around 300 jobs) being considered to provide a positive major effect against this objective. As this		

Employment Land Appraisals 11

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
		particular site measures 13 hectares, the effect is likely to be a major positive effect.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	0			No effects.
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	0			No effects.
4. Improve the safety and security of people and property.	?			Unknown without specific details of scheme.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	++	Development of this site will provide additional employment opportunities at Scarborough Business Park and would be located in close proximity to the South of Cayton Strategic Growth Area.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	It is likely that a future bus service would serve this site and the wider Scarborough		

11 Employment Land Appraisals

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
		Business Park as it develops.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site.	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	0			The site is not located in a sensitive landscape and would be viewed against the backdrop of the existing business park.
10. Protect and enhance the built environment.	0			No impact on heritage assets as there are non in proximity to the site.
11. Protect and enhance the biodiversity of the Plan Area.	-		Potential loss of habitat as this is a greenfield site that sits in close proximity to a SINC (to the south west).	

Employment Land Appraisals 11

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
12. Minimise the risk of flooding to and as a result of new development.	+	The site is in Flood Zone 1. By locating development in this location it will negate the need to allocate land in areas of higher flood risk (Zones 2 and 3).		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	+			Development would not lead to the creation of any new Green Infrastructure (GI) assets, although it would potentially be located adjacent to (to the west of) a new GI corridor to be created as part of the South of Cayton Strategic Growth Area.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land	

11 Employment Land Appraisals

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			would not minimise climate change.	

Site: 08/30, Land to the South East of Scarborough Business Park

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	++	While all sites will create jobs, there is no certainty over numbers without details of a specific development proposal. However, at this stage, it is reasonable to assume that larger sites will generate a greater number of jobs, with sites over 5 hectares (could generate around 300 jobs) being considered to provide a positive major effect against this objective. As this particular site measures 20 hectares, the effect is likely to be a major positive effect.		

Employment Land Appraisals 11

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	0			No effects.
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	0			No effects.
4. Improve the safety and security of people and property.	?			Unknown without specific details of scheme.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	++	Development of this site will provide additional employment opportunities at Scarborough Business Park and would be located in close proximity to the South of Cayton Strategic Growth Area.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	It is likely that a future bus service would serve this site and the wider Scarborough Business Park as it develops.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site.	
Environmental Protection				

11 Employment Land Appraisals

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	0			While the site is located within an area of 'moderate to low' landscape sensitivity (character area L3: Star and Flixton Carrs Vale of Pickering), it is physically separated from the wider character area by the railway line. The site would also be viewed against the backdrop of the existing and future business park.
10. Protect and enhance the built environment.	0			No impact on heritage assets as there are non in proximity to the site.
11. Protect and enhance the biodiversity of the Plan Area.	-		Potential loss of habitat as this is a greenfield site that sits in close	

Employment Land Appraisals 11

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			proximity to a SINC (to the north west).	
12. Minimise the risk of flooding to and as a result of new development.	+	The site is in Flood Zone 1. By locating development in this location it will negate the need to allocate land in areas of higher flood risk (Zones 2 and 3).		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	+			Development would not lead to the creation of any new Green Infrastructure (GI) assets, although it would potentially be located adjacent to (to the west of) a new GI corridor to be created as part of the South of Cayton Strategic Growth Area.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.

11 Employment Land Appraisals

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: 08/31, Land East of Seamer Carr Road, Scarborough

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	++	While all sites will create jobs, there is no certainty over numbers without details of a specific development proposal. However, at this stage, it is reasonable to assume that larger sites will generate a greater number of jobs, with sites over 5 hectares (could generate around 300 jobs) being considered to provide a positive major effect against this objective. As this		

Employment Land Appraisals 11

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
		particular site measures 9 hectares, the effect is likely to be a major positive effect.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	0			No effects.
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	0			No effects.
4. Improve the safety and security of people and property.	?			Unknown without specific details of scheme.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	++	Development of this site will provide additional employment opportunities at Scarborough Business Park and would be located in close proximity to the South of Cayton Strategic Growth Area.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	It is likely that a future bus service would serve this site and the wider Scarborough		

11 Employment Land Appraisals

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
		Business Park as it develops.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site.	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	0			While the site is located within an area of 'moderate to low' landscape sensitivity (character area L3: Star and Flixton Carrs Vale of Pickering), it is physically separated from the wider character area by the railway line. The site would also be viewed against the backdrop of the existing and future business park.
10. Protect and enhance the built environment.	0			No impact on heritage assets as there are non in proximity to the site.

Employment Land Appraisals 11

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of potential habitat as a greenfield site.	
12. Minimise the risk of flooding to and as a result of new development.	+	The site is in Flood Zone 1. By locating development in this location it will negate the need to allocate land in areas of higher flood risk (Zones 2 and 3).		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Development would not lead to the creation of any new Green Infrastructure assets.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

11 Employment Land Appraisals

Site: 08/32, Land West of Seamer Carr Road, Scarborough Business Park

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	++	While all sites will create jobs, there is no certainty over numbers without details of a specific development proposal. However, at this stage, it is reasonable to assume that larger sites will generate a greater number of jobs, with sites over 5 hectares (could generate around 300 jobs) being considered to provide a positive major effect against this objective. As this particular site measures 6.9 hectares, the effect is likely to be a major positive effect.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	0			No effects.
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	0			Should suitable access be provided, prospective employees would

Employment Land Appraisals 11

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
				be able to access the adjacent nature reserve (SINC) at Burton Riggs.
4. Improve the safety and security of people and property.	?			Unknown without specific details of scheme.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Development of this site will provide additional employment opportunities at Scarborough Business Park.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	It is likely that a future bus service would serve this site and the wider Scarborough Business Park as it develops.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site.	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on coastal and marine environment.
9. Protect and enhance the landscape character.	0			While the site is located within an area of 'moderate to low' landscape

11 Employment Land Appraisals

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
				sensitivity (character area L3: Star and Flixton Carrs Vale of Pickering), it is physically separated from the wider character area by the railway line. The site would also be viewed against the backdrop of the existing and future business park.
10. Protect and enhance the built environment.	0			No impact on heritage assets as there are non in proximity to the site.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of habitat in close proximity to the SINC at Burton Riggs (to the west).	
12. Minimise the risk of flooding to and as a result of new development.	+	The site is in Flood Zone 1. By locating development in this location it will negate the need to allocate land in areas of higher		

Employment Land Appraisals 11

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
		flood risk (Zones 2 and 3).		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			While development would not lead to the creation of any new Green Infrastructure assets, access could be created to the adjacent nature reserve (SINC) at Burton Riggs.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

11 Employment Land Appraisals

Service Villages

Site: 20/16, Land at Beck Farm, Burniston

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	While all sites will create jobs, there is no certainty over numbers without details of a specific development proposal. However, at this stage, it is reasonable to assume that larger sites will generate a greater number of jobs, with sites over 5 hectares (could generate around 300 jobs) being considered to provide a positive major effect against this objective. As this particular site measures 0.44 hectares, the effect is likely to be a minor positive effect.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	0			No effects.
3. Promote good physical and mental health by ensuring that everyone has access to health,	0			No effects.

Employment Land Appraisals 11

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
education, leisure, sport and recreation facilities.				
4. Improve the safety and security of people and property.	?			Unknown without specific details of scheme.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Development of this site will provide additional employment opportunities in Burniston.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	-	While it is located within reasonable walking distance of the village, there is no public footpath to the site.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	+	Brownfield site.		
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on the coastal and marine environment.
9. Protect and enhance the landscape character.	-			While views of the site are from a relatively short distance, the intricate and rural nature of the landscape and its interrelationship with the nearby

11 Employment Land Appraisals

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
				North York Moors National Park should be conserved and enhanced. The loss of the existing farmstead for employment uses would likely be detrimental to the character of the area.
10. Protect and enhance the built environment.	-			Given the proximity of the site to the Conservation Area, there is concern that development would compromise the open setting of the village and would be its historic form.
11. Protect and enhance the biodiversity of the Plan Area.	0			Loss of potential habitat would be minimal as this is a brownfield site.
12. Minimise the risk of flooding to and as a result of new development.	+	The site is in Flood Zone 1. By locating development in this location it will negate the need to allocate land in areas of higher flood risk (Zones 2 and 3).		

Employment Land Appraisals 11

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	+	The site is located in close proximity to the former Scarborough to Whitby Railway Line (Cinder Track), which is a key Green Infrastructure asset.		
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: 02/28, Land to the North of Bridlington Road, Hunmanby

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				

11 Employment Land Appraisals

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	++	While all sites will create jobs, there is no certainty over numbers without details of a specific development proposal. However, at this stage, it is reasonable to assume that larger sites will generate a greater number of jobs, with sites over 5 hectares (could generate around 300 jobs) being considered to provide a positive major effect against this objective. As this particular site measures 5.35 hectares, the effect is likely to be a major positive effect.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	0			No effects.
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	0			No effects.

Employment Land Appraisals 11

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
4. Improve the safety and security of people and property.	?			Unknown without specific details of scheme.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Development of this site will provide additional employment opportunities at Hunmanby Industrial Estate.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	The site is close enough to the village for employees to walk/cycle, while both a bus stop and train station are also located in close proximity to the industrial estate.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site.	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on the coastal and marine environment.
9. Protect and enhance the landscape character.	0			Site is not located within a sensitive landscape and development would be viewed

11 Employment Land Appraisals

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
				against the backdrop of the existing industrial estate (particularly when viewed from the west).
10. Protect and enhance the built environment.	0			No impact on heritage assets as there are non in proximity to the site.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of potential habitat as a greenfield site.	
12. Minimise the risk of flooding to and as a result of new development.	+	The site is in Flood Zone 1. By locating development in this location it will negate the need to allocate land in areas of higher flood risk (Zones 2 and 3).		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Development would not lead to the creation of any new Green Infrastructure assets.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to

Employment Land Appraisals 11

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
				make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: (02/30) EMP-A3, Land to the East of Hunmanby Industrial Estate, Hunmanby

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	While all sites will create jobs, there is no certainty over numbers without details of a specific development proposal. However, at this stage, it is reasonable to assume that larger sites will generate a greater number of jobs, with sites over 5 hectares (could generate around 300 jobs) being considered to provide a		

11 Employment Land Appraisals

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
		positive major effect against this objective. As this particular site measures 1.6 hectares, the effect is likely to be a minor positive effect.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	0			No effects.
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	0			No effects.
4. Improve the safety and security of people and property.	?			Unknown without specific details of scheme.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Development of this site will provide additional employment opportunities at Hunmanby Industrial Estate.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	The site is close enough to the village for employees to walk/cycle, while both a bus stop and train station are also located in		

Employment Land Appraisals 11

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
		close proximity to the industrial estate.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site.	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on the coastal and marine environment.
9. Protect and enhance the landscape character.	0			Site is not located within a sensitive landscape and development would be viewed against the backdrop of the existing industrial estate (particularly when viewed from the west).
10. Protect and enhance the built environment.	0			No impact on heritage assets as there are non in proximity to the site.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of potential habitat as a greenfield site.	

11 Employment Land Appraisals

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
12. Minimise the risk of flooding to and as a result of new development.	+	The site is in Flood Zone 1. By locating development in this location it will negate the need to allocate land in areas of higher flood risk (Zones 2 and 3).		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Development would not lead to the creation of any new Green Infrastructure assets.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Employment Land Appraisals 11

Rural Villages

Site: 04/03, Land between 'Fir Trees' and 'Dunromin', Main Street, Flixton

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	While all sites will create jobs, there is no certainty over numbers without details of a specific development proposal. However, at this stage, it is reasonable to assume that larger sites will generate a greater number of jobs, with sites over 5 hectares (could generate around 300 jobs) being considered to provide a positive major effect against this objective. As this particular site measures 1.45 hectares, the effect is likely to be a minor positive effect.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	0			No effects.
3. Promote good physical and mental health by ensuring that everyone has access to health,	0			No effects.

11 Employment Land Appraisals

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
education, leisure, sport and recreation facilities.				
4. Improve the safety and security of people and property.	?			Unknown without specific details of scheme.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Development of this site will provide additional employment opportunities in Flixton.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	The site is within walking/cycling distance of the village, while a bus service also runs along the adjacent A1039.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site.	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on the coastal and marine environment.
9. Protect and enhance the landscape character.	0			The dispersed settlement pattern is a recognised feature of character area L3: Flixton and Star Carrs. While the site is

Employment Land Appraisals 11

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
				outside of the defined limits of Flixton, development would be integrated into the existing built form. The visual impact of development would be more prevalent than the impact on broader landscape character.
10. Protect and enhance the built environment.	0			No impact on heritage assets as there are non in proximity to the site.
11. Protect and enhance the biodiversity of the Plan Area.	-		Loss of potential habitat as a greenfield site.	
12. Minimise the risk of flooding to and as a result of new development.	+	The site is in Flood Zone 1. By locating development in this location it will negate the need to allocate land in areas of higher flood risk (Zones 2 and 3).		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Development would not lead to the creation of

11 Employment Land Appraisals

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
				any new Green Infrastructure assets.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Site: 11/04, Land to the South of Irton Garden Centre, Irton

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	While all sites will create jobs, there is no certainty over numbers without details of a specific development proposal. However, at this stage, it is reasonable to		

Employment Land Appraisals 11

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
		assume that larger sites will generate a greater number of jobs, with sites over 5 hectares (could generate around 300 jobs) being considered to provide a positive major effect against this objective. As this particular site measures 0.35 hectares, the effect is likely to be a minor positive effect.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	0			No effects.
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	0			No effects.
4. Improve the safety and security of people and property.	?			Unknown without specific details of scheme.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Development of this site will provide additional employment opportunities for residents of Irton.		

11 Employment Land Appraisals

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	-	While it is located within reasonable walking distance of the village, there is no public footpath to the site and users would have to cross the busy B1261 road.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site.	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on the coastal and marine environment.
9. Protect and enhance the landscape character.	0			Small scale development that would be viewed in the context of the existing buildings at the Garden Centre.
10. Protect and enhance the built environment.	0			No impact on heritage assets as there are non in proximity to the site.
11. Protect and enhance the biodiversity of the Plan Area.	-		Potential loss of habitat as a greenfield site.	

Employment Land Appraisals 11

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
12. Minimise the risk of flooding to and as a result of new development.	+	The site is in Flood Zone 1. By locating development in this location it will negate the need to allocate land in areas of higher flood risk (Zones 2 and 3).		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Development would not lead to the creation of any new Green Infrastructure assets.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

11 Employment Land Appraisals

Site: 15/04, Land East of Wykeham Business Centre, Wykeham

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	While all sites will create jobs, there is no certainty over numbers without details of a specific development proposal. However, at this stage, it is reasonable to assume that larger sites will generate a greater number of jobs, with sites over 5 hectares (could generate around 300 jobs) being considered to provide a positive major effect against this objective. As this particular site measures 1.24 hectares, the effect is likely to be a minor positive effect.		
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	0			No effects.
3. Promote good physical and mental health by ensuring that everyone has access to health,	0			No effects.

Employment Land Appraisals 11

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
education, leisure, sport and recreation facilities.				
4. Improve the safety and security of people and property.	?			Unknown without specific details of scheme.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Development of this site will provide additional employment opportunities in Wykeham.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	The site is located within walking distance of the village and could be accessed through the existing Wykeham Business Centre.		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site.	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on the coastal and marine environment.
9. Protect and enhance the landscape character.	-		The site is located across two landscape character areas K1: Snainton	

11 Employment Land Appraisals

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			<p>to Seamer and L2: Wykeham Abbey. With regard to the latter character area, the small linear village of Wykeham provides the only significant built feature within the landscape. The redevelopment of development to the east of the village would erode the relationship and sense of openness with the surrounding landscape. Redevelopment of the existing courtyard to the north east</p>	

Employment Land Appraisals 11

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			(area K1) could be achieved with minimal impact on landscape character.	
10. Protect and enhance the built environment.	-		While sensitive redevelopment of the existing courtyard (to the north east of the site) could be achieved with minimal impact on the Wykeham Conservation Area, the area to the east of the main part of the village would likely have a negative impact on the Conservation Area and other heritage assets, including	

11 Employment Land Appraisals

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			the grade II listed Lora Cottages.	
11. Protect and enhance the biodiversity of the Plan Area.	-		Potential loss of habitat as a greenfield site.	
12. Minimise the risk of flooding to and as a result of new development.	+			
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0	The site is in Flood Zone 1. By locating development in this location it will negate the need to allocate land in areas of higher flood risk (Zones 2 and 3).		Development would not lead to the creation of any new Green Infrastructure assets.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise	

Employment Land Appraisals 11

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
			climate change.	

Site: 15/05, Land to the South of Farfield Workshop Space, Wykeham

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Economic Activity				
1. Provide conditions which enable business success, economic growth and investment in both urban and rural locations and contribute to a broad range of good quality employment opportunities.	+	While all sites will create jobs, there is no certainty over numbers without details of a specific development proposal. However, at this stage, it is reasonable to assume that larger sites will generate a greater number of jobs, with sites over 5 hectares (could generate around 300 jobs) being considered to provide a positive major effect against this objective. As this particular site measures 0.88 hectares, the effect is likely to be a minor positive effect.		

11 Employment Land Appraisals

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
Community/Health				
2. Achieve affordable, good quality housing in accessible locations.	0			No effects.
3. Promote good physical and mental health by ensuring that everyone has access to health, education, leisure, sport and recreation facilities.	0			No effects.
4. Improve the safety and security of people and property.	?			Unknown without specific details of scheme.
Land Use and Development Patterns				
5. Provide good access to facilities and services.	+	Development of this site will provide additional employment opportunities in Wykeham.		
6. To provide a sustainable transport network that encourages the use of public transport, cycling and walking and minimises traffic congestion and enhances connectivity.	+	The site is located within walking distance of the village and has an existing bus stop outside the existing Farfield estate (off the A170).		
7. Promote efficiency of land use through maximising the re-use of previously developed land and existing buildings.	-		Greenfield site.	
Environmental Protection				
8. Protect and enhance all aspects of the coastal and marine environment.	0			No impact on the coastal and marine environment.

Employment Land Appraisals 11

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
9. Protect and enhance the landscape character.	-			Development of the site would encroach further into the open landscape.
10. Protect and enhance the built environment.	0			No impact on heritage assets as there are non in proximity to the site.
11. Protect and enhance the biodiversity of the Plan Area.	-		Potential loss of habitat as a greenfield site.	
12. Minimise the risk of flooding to and as a result of new development.	+	The site is in Flood Zone 1. By locating development in this location it will negate the need to allocate land in areas of higher flood risk (Zones 2 and 3).		
13. Enhance the quality and accessibility of the Borough's green infrastructure network.	0			Development would not lead to the creation of any new Green Infrastructure assets.
Resource Use and Climate Change				
14. Use natural resources (including water) prudently and efficiently and minimise the production of waste.	?			There is insufficient information at this stage to make a robust assessment.

11 Employment Land Appraisals

SA Objective: Will the Policy ...	Score	Positive Effects	Negative Effects	Neutral / No Effects / Unknown
15. Minimise climate change and reduce the vulnerability to the impacts of climate change.	-		It could be argued that any development of greenfield land would not minimise climate change.	

Appendix 1 - Housing Site Assessment Methodology

Appendix 1 - Housing Site Assessment Methodology

Appendix 1 - Housing Site Assessment Methodology

Introduction

This methodology is used to provide the foundation from which the assessment and comparing of sites will take place in preparation for identification of land that will be allocated for housing in the Local Plan. Each site will be assessed in detail in order to establish the constraints, delivery potential and how it accords with the settlement hierarchy.

The Core Strategy DPD (Issues and Options) published in August 2007 asked for comments on a proposed list of criteria against which housing would be considered. Responses suggested additions to the criteria, however, none objected to the principles set out in the methodology. Thus, in line with comments received, in addition to guidance in the now revoked Regional Spatial Strategy and updated national guidance of the time, the formation of this document was completed initially in draft form. Comments received from individuals and organisations were generally satisfied subject to amendments. This enabled a robust and transparent methodology as was included within the Preferred Options iteration of the Housing Allocations DPD that assisted with not only pre-determined potential constraints but also had the ability to adapt to and weight accordingly any other site-specific factors that could affect the suitability or deliverability of a proposal. It was used to assess all sites put forward in the 2009 Housing Allocations DPD and subsequent submissions.

The methodology was updated in line with the National Planning Policy Framework ahead of the consultation on the draft Local Plan.

Intention of this Methodology

The methodology will be used to assess all potential housing sites, including;

- Sites submitted for consideration under the Local Plan (formerly LDF) by landowners, developers, agents, etc
- Any remaining allocations in the Borough Local Plan that have not significantly progressed towards the submission of a planning application;
- Any other sites as identified under the previous Urban Potential Study or current Strategic Housing and Employment Land Availability Assessment ⁽¹⁾.

What sites will be assessed?

The consultation of August 2007 asked whether all sites should be assessed and allocated or whether a size threshold should be imposed. The majority of responses supported all sites being assessed (78%) and all sites including those of 0.25ha or smaller being shown on the Proposals Map. Since the consultation exercise, more information has been released on the preparation of Strategic Housing and Employment Land Availability Assessments (SHELAA) and its subsequent completion concluded that all sites considered to yield more than 10 dwellings are assessed for their suitability, achievability and availability through the SHELAA. Therefore,

1 the SHELAA is a document that sets out the theoretical ability of the Council to meet its housing requirement and will also include additional sites identified by officers

Appendix 1 - Housing Site Assessment Methodology

for the purpose of this document, the size of sites to be included assessed against the methodology is suggested to be schemes of 10 or more dwellings. The actual size of the site is therefore variable dependent on the location and density that can be achieved at each particular location.

Sites identified within the SHELAA that are located within existing development limits would not necessarily require allocation as these could be considered against the more general policies on infill development that are likely to be carried forward in some form into the Local Plan. For small sites outside of current development limits that are considered acceptable and suitable through the SHELAA, a simple alteration of the development limit boundary would enable development without the need for formal allocation.

The methodology proposes a 3 stage assessment of potential housing sites as follows;

- Stage A: Conformity with Settlement Strategy and determination of Major Constraints
- Stage B: First Round Scoring; a preliminary test of the suitability of the site in achieving sustainable goals
- Stage C: Detailed Site Implications; a test of the deliverability of a site including the identification of constraining factors that may prevent the feasibility or economic viability of development; and the capability of existing or required infrastructure to incorporate such development.

Where any constraint or issue may be deemed significant enough to render a site undevelopable, the site could be dismissed at any stage during the process.

What Happens Next

The methodology was initially used to assist in the identification of the preferred sites for housing allocations, published in November 2009. The Local Plan will be informed by this updated methodology.

Site Assessment

Housing Allocations Reference:			
Original Site Ref:			
Area (ha):			
Parish:			
Address:			
Score:	Stage A:	Stage B:	Stage C:
Concluding Comments:			

Appendix 1 - Housing Site Assessment Methodology

Indicative Yield:	

Prior to Stage A, all sites that cannot accommodate 10 or more dwellings will be dismissed from the formal allocation process in the Local Plan but will be considered to determine if the development limits can be amended to allow small scale housing or have the potential to be suitable as an exceptions site in the rural area.

Stage A: Conformity with Settlement Strategy and Major Constraints

A(i) Conformity with the evolving Scarborough Borough settlement strategy:

Question 1a) Does the proposed site lie within or is well related to an existing settlement?
YES / NO

If Yes, proceed to Question 1b.

If No, site is dismissed.

Question 1b) Does the settlement lie within or above the Service Village classification?

YES / NO

If Yes, proceed to Question 2a.

If No, proceed to Question 1c.

Question 1c) Are there any circumstances that would warrant an allocation of housing within the settlement? YES / NO

If Yes, proceed to Question 2a.

If No, site is dismissed.

Question 2a) Is the site of an appropriate scale/size that reflects the role of the respective settlement as defined in the settlement hierarchy within the Local Plan? YES / NO

If Yes, proceed to Question 3.

If No, proceed to Question 2b.

Question 2b) Could a smaller portion of the site be in conformity with the settlement hierarchy?
YES / NO

Appendix 1 - Housing Site Assessment Methodology

If Yes, proceed to Question 3.

If No, site is dismissed.

A(ii) Major Constraints (Environmental and Historic)

Question 3a) 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? YES / NO

Question 3b) If YES would the development have a negative impact on the associated area of protection? YES / NO

EXPLAIN....

Question 4) Does the site lie within an area considered to be unsuitable due to its position within a flood risk zone (high risk)? YES / NO

Question 5) Does the site lie within an area considered to be at significant risk of coastal erosion zone, i.e. located within 100 year erosion zone? YES / NO

Question 6) Would the development of the site have an adverse negative impact upon nationally-important archaeology (including Scheduled Monuments) or other high-Grade historic assets or their settings? YES / NO

If No to all questions 3 to 6, proceed to Question 8

If Yes, proceed to Question 7

Question 7) Where one of the above questions may have answered 'yes', does the constraint prohibit development of the entire site with no possibility of amending the site area? YES / NO / N/A

If Yes, site is dismissed.

If, as a result of amending site boundaries, a site can no longer yield 10 dwellings or more, it will be dismissed. Where 10 dwellings may be yielded, proceed to Question 8

Stage B: First Round Scoring

Question 8) Brownfield or Greenfield Land

Is the site classified as previously developed land (Brownfield), Greenfield or is it a mixture of both land types?

100% Brownfield	6
Majority Brownfield	4

Appendix 1 - Housing Site Assessment Methodology

Majority Greenfield 2

100% Greenfield 1

POINTS

Question 9a) Accessibility of site to 'pre-determined' areas by public transport

This question, along with Question 10, relate to accessibility. With the use of accessibility software, complex transport modelling is utilised to enable the relative accessibility of potential sites to pre-determined services and facilities by sustainable modes such as public transport, walking and cycling.

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
Indoor Sports Centres / Pools	6	4	2	1	0
To Primary Schooling	6	4	2	1	0
To Secondary Schooling	6	4	2	1	0
To GP Surgery	6	4	2	1	0
TOTAL					

Question 9b) How accessible is the site to existing services and facilities?

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 Schools	6	4	2	3	2	1
Secondary Schools	6	4	2	3	2	1

Appendix 1 - Housing Site Assessment Methodology

Train Station / Major Bus Interchanges	6	4	2	3	2	1
GP Surgeries	6	4	2	3	2	1
TOTAL						

Question 10) Accessibility of site to pre-determined areas for leisure and recreation

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
Total			

Comparison Scores for Q8 to 10

Brownfield / Greenfield	Accessibility to Services	Accessibility to Recreation

Stage C: Detailed Site Implications

At any stage of this process, where a constraint to development may be so significant, the site could require dismissing.

Question 11) 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?

Positive Impact	Features retained, improved or successfully integrated into the development.	3 pts
-----------------	--	-------

Appendix 1 - Housing Site Assessment Methodology

Neutral Impact	No negative impact on existing features or where mitigation would allow appropriate development with no impact on biodiversity.	1	
Adverse Impact	Some negative impacts that cannot be entirely mitigated against.	-2	
Significant Adverse Impacts	Features will not be retained. No mitigation measures overcome impacts or are possible.	-3	
Assessment / Comments		Score	

Question 12) Trees and Hedgerows

Would the development of the site affect trees or hedgerows not covered by statutory protection or by the BAP?

Neutral Impact	There would be no impact or mitigation would allow appropriate development.	1	
Adverse Impact	Some negative impacts that cannot be entirely mitigated against.	-1	
Significant Adverse Impacts	Trees and hedgerows destroyed or damaged. No mitigation measures overcome impacts or are possible.	-2	
Assessment / Comments		Score	

Question 13) Historic Environment

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

Positive Impact	Opportunity for enhancement of features.	3	
Neutral Impact	Development unlikely to impact on historic environment. There would be no impact or mitigation would allow features to be retained.	1	
Adverse Impact	Proposal likely to adversely affect the historic environment. Features may be lost in part, although mitigation may prevent significant impact.	-2	
Significant Adverse Impacts	Significant adverse effect on the historic environment, with features lost and no possible mitigation.	-3	

Appendix 1 - Housing Site Assessment Methodology

Assessment / Comments		Score	
-----------------------	--	-------	--

Question 14) Character of Built Area

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

Positive Impact	Development would enhance area through redevelopment or by bringing vacant and derelict buildings back into use.	3	
Neutral Impact	No or very little impact.	1	
Adverse Impact	Proposal likely to have slight adverse affect on the character of the town or village. Some features may be lost in part, although mitigation may prevent significant impact.	-1	
Significant Adverse Impacts	Significant adverse effect on the built character of the town or village, with features lost and no possible mitigation.	-3	
Assessment / Comments		Score	

Question 15) 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?

High Capacity	The development of the site would not impact significantly on the landscape. Features will be retained, the existing landscape is poor or the site is located within an existing urban environment.	3	
Mid Capacity	With appropriate mitigation the site can be developed without significantly impacting on the landscape.	1	
Low Capacity	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.	-1	
Major negative impact on landscape	Development will likely have a significant negative impact on the landscape, features may be lost and mitigation will not satisfactorily overcome concerns.	-3	
Assessment / Comments		Score	

Appendix 1 - Housing Site Assessment Methodology

Question 16) 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 assessment process.

Zone 1	Low probability of flooding. Development is appropriate.	3	
Zone 2	Medium probability of flooding. Development is appropriate subject to any required mitigation.	1	
Assessment / Comments		Score	

Question 17) Agricultural land

Would the development of the site result in the loss of the best and most versatile agricultural land?

No loss	2		
Loss of 0.1ha – 5ha	-1		
Loss of 5.1ha – 10ha	-2		
Loss of 10.1ha – 20ha	-3		
More than 20ha	-4		
Assessment / Comments		Score	

Question 18) Water Supply and Source Protection Zones

Would the development adversely affect a water supply?

No impact from development on water supply.	3		
Any impact from development could successfully be mitigated against.	2		
Site located within Source Protection Zone with no mitigation possible and serious risks of contamination.	Site to be dismissed		
Assessment / Comments		Score	

Appendix 1 - Housing Site Assessment Methodology

Question 19) Mineral Resources

Would the development of the land impact on mineral resources?

Site does not affect any mineral resource or any preferred area of search identified in relevant Minerals and Waste Plans or Local Plan Documents.	2
Site may affect an area of mineral resources or a potential preferred area of search, however, extraction could happen before development. Development may not be suitable immediately.	1
Site lies within an identified area for mineral resources and no mitigation possible (i.e. pre-extraction).	-2
Assessment / Comments	Score

Infrastructure

Question 20) School Capacity

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

Sufficient capacity or constraints can be overcome through, for example, s106. Refer to the NYCC investment plan.	2
Insufficient capacity and constraints cannot be overcome.	-2
Assessment / Comments	Score

Question 21) Capacity of Utility Providers

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

Sufficient capacity or constraints can be overcome through, for example, planned growth of housing with investment from utilities provider. Housing development may have to be delayed until the installation of relevant infrastructure.	2
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.	-2
Assessment / Comments	Score

Question 22) Impact on Strategic Highway Network

Appendix 1 - Housing Site Assessment Methodology

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.		2	
Insufficient capacity and constraints cannot be overcome.		-2	
Assessment / Comments		Score	

Question 23) Impact on Local Highways Network

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

Sufficient capacity or constraints can be overcome through, for example, planned growth of housing in line with infrastructure improvements.		2	
Insufficient capacity and constraints cannot be overcome.		-2	
Assessment / Comments		Score	

Amenity Issues

Question 24) 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?

Yes	Development compatible.	2	
Yes	With mitigation, development would be compatible.	2	
No	Incompatible with adjoining uses and mitigation unlikely to be available.	-3	
Assessment / Comments		Score	

Question 25) Other Issues and Constraints

Are there any other constraints that prevent the site from being developed?

No	No known constraints
----	----------------------

Appendix 1 - Housing Site Assessment Methodology

No	Some constraints but mitigation possible
Yes	Constraints exist and mitigation unlikely.
Assessment / Comments	

Availability and Deliverability

Question 26) Ownership

Are there any ownership constraints?

No	Owner has submitted site and is willing to sell
Yes	Ownership constraints or little developer interest

Question 27) Timescale for Development

Is the site likely to be developed within the Local Plan period up to 2032?

Within 5 years	Site can be developed within first 5 years and any constraints can be overcome.
6-12 years	Constraints exist but likely to be overcome and delivered within short-medium term.
Mid-to-late period and prior to the end of Local Plan	Although constraints could be mitigated against it would be deemed unlikely in the short-medium period although still anticipated within Plan period.
Not likely to be developed prior to 2032	Constraints exist and mitigation unlikely before 2032. Not allocated but re-considered at a future date.

Overall Assessment of Deliverability

Any comments on estimated yield; overarching constraints, justification or mitigation; revised site boundary where necessary for instance.

Indicative Yield	

Explanation of Site Assessment Methodology

Appendix 1 - Housing Site Assessment Methodology

This section is intended to provide detail to each aspect of the site assessment process and explain how the scoring system works. The robust and responsive requirement for this assessment provides scope for ensuring each proposed site is tested in terms of its suitability for development, is deliverable and economically viable for developers and is economically, socially and environmentally sustainable.

The NPPF, in paragraph 47, requires the identification of sites deliverable within 5 years of the adoption of the Local Plan, sites or broad locations developable within 6-10 years, and where possible, the longer term period. Information may be obtained from the Strategic Housing and Employment Land Availability Assessment (SHELAA) in order to assist with this process, in addition to the following site assessment methodology. A flexible approach enables the reassessment of sites therefore allowing for a maintained delivery of sites at a manageable rate thus preserving a responsive supply of land. This will be carried out through the monitoring process.

Stage A(i) Conformity with the evolving Scarborough Borough settlement strategy and the need for housing.

Stage A provides an overview into the role of the site within the strategic framework as identified within local and national policy and furthermore, takes consideration of any constraints whereby development may be wholly inappropriate. For example, it may negatively impact upon a nationally designated archaeological structure or where substantial flood risks may threaten development.

If sites pass all of these tests of conformity and have no major constraints, they will progress to the next stage of assessment.

Question 1) The initial assessment of housing sites will be against the settlement hierarchy within the Local Plan.

The current settlement hierarchy (See Policy SH1) is as below:

- Scarborough Urban Area
- Whitby
- Filey
- Service Villages: Burniston, East & West Ayton, Hunmanby, Seamer, Sleights and Snainton
- Rural Villages: All other villages with defined Development Limits.
- Other hamlets and settlements not defined by Development Limits.

The scale of the smaller villages 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 the NPPF.

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.

Appendix 1 - Housing Site Assessment Methodology

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.

Question 2)

The Local Plan will set out the Borough's settlement hierarchy. The requirements for settlements will depend on the overall allocations, taking into account planning permissions that have or are likely to be built.

In line with the settlement hierarchy ascribed in the Local Plan, sites outwith the Development Limits of settlements that have no further requirement for housing development will not be taken forward.

Question 2a)

If under question 2a a site is considered to be too large for the settlement or area in question it should be determined if the site could be reduced in scale to a more appropriate scale. If not the site should be dismissed. If the only suitable scale is less than 10 dwellings then the site will not be appropriate for allocation but could be considered for a development limit alteration.

Where sites may not be appropriate for allocation they may be suited for affordable exception schemes. Where this may be the case it is a better (and potentially quicker) option for these sites to be referred to the Borough Council's Rural Housing Enabler to be considered under the current policy and, if appropriate, taken through the planning application process.

Stage A(ii) Major Constraints

Question 3)

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? YES / NO

Question 3b) If YES would the development have a negative impact on the associated area of protection? YES / NO

Explain Answer.... *(A brief explanation should be included here)*

The Government sets out within the NPPF, policies to protect important areas and species. The main aims of the policies are to protect, enhance and maintain important areas of conservation with weight given, as appropriate, to international, national and locally designated areas.

International Sites are those with the following status:

- Special Protection Areas (SPA) including pSPA's;
- Special Areas of Conservation (SAC) including pSAC's; and
- RAMSAR sites.

Appendix 1 - Housing Site Assessment Methodology

The Scarborough Borough administrative area has two SPA's; North York Moors and Flamborough Head and Bempton Cliffs. Only the latter is within the Local Plan area, although the effect of development on the former must also not be overlooked. Four SAC's are also located within the Scarborough Borough area; the North York Moors, Beast Cliff to Whitby, Flamborough Head and the River Derwent.

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.

* 10km has been used for Flamborough Head.

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.

Question 4)

Appendix 1 - Housing Site Assessment Methodology

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

The NPPF, in paragraph 100, retained the risk based and sequential approach for developments in designated flood risk areas. In addition, the Local Planning Authority, along with a number of other North Yorkshire Authorities, commissioned a Sub-regional Strategic Flood Risk Assessment (SFRA) to provide greater detail as to the flood risk within defined areas. The NPPF and its supporting technical guidance and the Northeast Yorkshire SFRA 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).

Question 5)

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

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, more recently, 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.

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 within the area likely to be subject to coastal erosion within the next 100 years will be dismissed.

Question 6)

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

Appendix 1 - Housing Site Assessment Methodology

Nationally-designated historical preservations 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 English Heritage 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.

Question 7)

The amending of site boundaries is to be considered where sites may be restricted to development of the full submitted site due to one of the above significant constraints. The site should still be able to yield at least 10 dwellings post-amendment.

Stage B: First Round Scoring

The following are anticipated to provide an overview of the sustainability of each proposed site. The scoring system in place gives both a representation of the efficient use of land and the success by which each proposed site can contribute to sustainable travel patterns. Using this as a foundation, the sites can then be determined in terms of their deliverability from later stages of the assessment.

Question 8)

Is the site classified as previously developed land (Brownfield), Greenfield or is it a mixture of both land types?

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.

Appendix 1 - Housing Site Assessment Methodology

Questions 9a & b and 10)

9a & b) Calculations of accessibility of site to 'pre-determined' areas by public transport and cycling / walking.

Both of these questions relate to the calculation of accessibility of sites. The use of software that calculates accessibility to services enables a comparison of how accessible necessary services are from a range of sites relating to public transport, car and non-car methods of travel.

In this instance, the software can determine the accessibility of proposed sites to each of the following destinations;

- 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 Surgeries⁰;
- To Primary and Secondary Schools.

The NPPF highlights the importance of the role of housing developments in achieving sustainable travel through public transport, stating 'plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised' (Paragraph 34). The accessibility calculations, therefore, consider appropriate durations for travel for the relevant criteria. Here, we are concerned with 'door-to-door' calculations, as opposed to time taken on public transport alone exclusive of factors such as interchange times and walking to and from bus stops.

It should also be noted, that where a site performs relatively poorly through this criteria, it may still contribute to achieving sustainability due to the implementing of further infrastructure and bus routes etc. The assumption in this methodology is accessibility prior to development, unless considered otherwise.

The accessibility software also allows the inputting of non-motorised forms of transport. Similar exercises are undertaken to gauge the accessibility of sites to specific destinations by walk or cycle means. Walking offers the greatest opportunity to reduce short car trips, particularly less than 2 kilometres. In addition to this, it is estimated cycle journeys are realistic alternatives for distances of less than 5 km. It is for this reason, similar calculations to the same destinations are also undertaken to further establish the appropriateness of sustainable travel modes.

10) Calculations on the accessibility of sites to pre-determined areas for leisure and recreation.

Appendix 1 - Housing Site Assessment Methodology

This question relates to the promotion of healthy living by having accessible open space, recreation and play areas.

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.

The three questions will provide a set of numerical results (Eg: 6 – 55 – 4; 6 being the makeup of the land from brown or Greenfield, 55 being general accessibility to services and 4 being the open space and recreation accessibility result) that will be assessed against the results of other sites within the same settlement or at the same level of the settlement hierarchy, i.e. sites within service villages should be considered against other sites within other service villages (see *Question 1 explanation*).

Stage C: Detailed Site Implications

The following questions are weighted in such a way to allow a transparent and robust assessment of the deliverability of each proposed site. However, where any particular constraint or issue may be deemed significant enough to render a site undevelopable, the site could be dismissed at any stage during the process.

This section aims to assess the deliverability of the proposed sites in accordance with the requirements of the NPPF which states deliverable sites are those which are, at the point of adoption of the Local Plan, available for development now; suitable in terms of its contribution to sustainable, mixed communities; and achievable, i.e. where delivery of the site within 5 years is a reasonable prospect.

Questions 11)

Would the development of the proposed site affect a regional or local site of biodiversity or geological value or affect any protected species/habitats, including those identified within the adopted Biodiversity Action Plan (BAP)?

In addition to national and international important areas of conservation (Question 3), the Borough has a wide range of locally important sites and species. Locally important sites include Local Nature Reserves (LNR), Local Geological Sites (LGS) and Sites of Importance for Nature Conservation (SINCS).

Furthermore, in partnership with the Scarborough Biodiversity Action Group, the Council produced and adopted a BAP 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

Appendix 1 - Housing Site Assessment Methodology

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 the Biodiversity Action Group and Parks and Countryside Officers on such issues.

Question 12)

Would the development of the site affect trees or hedgerows not covered by statutory protection or by the BAP?

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.

Question 13)

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

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 137 also indicates the role new development may play in enhancing the settings of such sites and areas. The integration of any new development either within or adjacent or development that directly or indirectly affects historic buildings and areas needs thorough investigation and the Council's Conservation Officer will be consulted upon in relation to developments that have the potential to impact on these areas.

Appendix 1 - Housing Site Assessment Methodology

Question 14)

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

This is more general than the specific impact on a listed building or historic park, 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.

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.

Question 15)

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?

The importance of maintaining and improving landscape diversity is highlighted in the NPPF (Paragraph 109). A landscape character assessment has been produced and is used to inform the individual site allocation assessments. 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 affect 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.

Appendix 1 - Housing Site Assessment Methodology

Question 16)

Is the proposal within an area at risk of flooding?

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.

Question 17)

Would the development of the site result in the loss of the best and most versatile agricultural land?

The protection of the best and most versatile agricultural land is a determining factor when assessing sites for residential development. Where agricultural land is to be developed on, wherever possible this should be on the poorer quality land.

Question 18)

Would the development adversely affect a water supply?

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 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.

Question 19)

Would the development of the land impact on mineral resources?

Appendix 1 - Housing Site Assessment Methodology

The Borough has limited mineral resources; however, an area in Wykeham has been identified for sand and gravel extraction. Updates to the North Yorkshire Minerals and Waste Development Framework will be monitored and any further allocations or areas of search identified will be taken into account when assessing housing sites.

Question 20)

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

All developments must have adequate access to schooling, whether that be existing schooling, programmed improved 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.

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

Question 21)

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

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.

Question 22)

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

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.

The Highways Agency will be involved in any assessment of major proposals that could have an impact on the A64 at its present operating capacity, ensuring the safe and efficient operation is not jeopardised. In addition, the Highways Agency identify significant areas from which a cumulative impact may have further repercussions on the A64's strategic importance. Highways Agency stress they are not able to provide new or additional capacity to facilitate development,

Appendix 1 - Housing Site Assessment Methodology

and this consideration would be prevalent throughout assessment, 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.

Question 23)

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

In a similar context to the impact on the strategic highways network, development can impact on local road networks. Here, the conformity of the proposed site within the Scarborough Borough Local Transport Plan should be assessed. Where there is likely to be an unacceptable impact on the local network and this cannot be mitigated against through improvements such sites will likely 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 incorporated within this aspect will be issues regarding safe access to the site. In some instances, there may not be a readily available point of access thus 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 on a larger scale may require secondary or emergency access points which again would require assessment. In each instance, the Council will consult with North Yorkshire County Council highways to determine any issues and seek mitigation where may be necessary.

Question 24)

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

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;
- Telecomms Installations;

Appendix 1 - Housing Site Assessment Methodology

- Ministry of Defence sites;
- Main Roads.

Conversely, it is important to consider the impact of any proposed residential scheme on adjacent land uses.

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.

Question 25)

Are there any other constraints that affect the site?

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 assessed at this time for the potential of overcoming such issues. 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.

The issue of air quality is one that continues to be monitored. Scarborough Borough only currently has one area of air quality below that of currently prescribed levels (an Air Quality Management Area). This is within Staithes, which actually lies outside of the Council's Planning Boundary and within the North York Moors National Park, although the AQMA status is likely to be rescinded shortly. There are currently no other areas approaching prescribed levels. Where a development site has the potential to have an adverse impact on air quality levels, they will be dismissed.

Availability and Deliverability

Question 26)

Are there any ownership constraints?

The planning system places significant importance on deliverability and a major factor is ownership and the ability to deliver housing without significant ownership constraints. The assumption stands that the submission of sites by or on behalf of landowners demonstrates a commitment to release the land for housing. It will be necessary to check further on sites that have been submitted by agents or developers to ensure that landowners are on board with the release of the land. Some sites may be in multiple ownership and the unavailability of a single component could potentially prevent the site coming forward. Where these scenarios may exist, emphasis will be placed on consulting with such parties.

Question 27)

Is the site likely to be developed within 15 years of the adoption of the Local Plan?

Appendix 1 - Housing Site Assessment Methodology

Taking into account the responses to the previous questions, the development should be categorised into the timescales for delivery. Whilst being precise with delivery of development estimates is difficult, undergoing an approximation can provide assistance in planning the phased delivery of schemes ensuring the managed approach whereby issues regarding any capacity constraints, for instance, can be assured. Providing a number of distinguishable timescales assists with ensuring a steady flow of developments continues to come forward in a timely manner and may also assist in informing any phasing or managed release policy contained within the Local Plan.

In order to gauge approximate timescales, continued consultation with relevant agents, landowners or developers will take place, thus enabling a responsive and effective monitoring system. With the use of evidence submitted by such parties that may support deliverability, greater estimations can take place.

Where no specific information may be available, the recognition of constraints as previously identified contribute to provide estimates of timescales at which sites may come forward. The Strategic Housing and Employment Land Availability Assessment, along with continued consultation with relevant parties, may assist in this process.

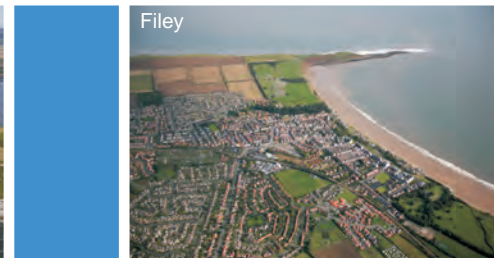
Overall Assessment of Deliverability

This provides an overview of all associated constraints and issues that may affect upon the delivery potential of each individual site. The assessment forms a tie-in of timescales, ownership constraints, estimated yields and concluding comments including any comments on marketability. This section is ultimately responsible for establishing those sites that have the ability to come forward within the prescribed timeframe, and those that could be deemed suitable for allocation within the Local Plan.

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.

The undertaking of this aspect of the assessment allows a clear summary of overarching issues and the ability of a particular site to yield development within prescribed timescales. From achieving these results, clarity will allow a greater understanding of those sites that can deliver in accordance with allocation.

Appendix 1 - Housing Site Assessment Methodology



Scarborough Borough Council
Planning Services, Forward Planning
Town Hall
St Nicholas Street
Scarborough
North Yorkshire
Yo11 2HG

T: 01723 232480

E: forwardplanning@scarborough.gov.uk

W: www.scarborough.gov.uk/localplan

Follow us on Twitter @SBCLocalPlan