

Richmondshire District Council



Site Allocations Assessment – Catterick Garrison

March 2021

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1.0 Introduction

- 1.1 The Richmondshire Local Plan (2018-2035) will set out the proposed amount and location of housing and economic development required within the Local Plan area of Richmondshire outside the Yorkshire Dales National Park up to 2035. It will consider the need for new homes and jobs along with the infrastructure required to support sustainable growth, including shops, transport, community facilities, utilities, sport and recreation, open space and health and education.
- 1.2 The Local Plan will identify sites in line with the spatial strategy for the plan area, providing greater certainty to developers, local people and infrastructure providers about where development will take place and the likely amount in a specific location.
- 1.3 To achieve this the plan will identify a number of sites for allocation within Catterick Garrison which is proposed to be the main focus for growth for residential, military and economic uses in the Richmondshire plan area. These sites will be included within the Catterick Garrison Masterplan element of the Local Plan, which the Council has been working on jointly with the MOD and other partners, and seeks to support civilian and military development in a coordinated manner to meet the needs and service requirements of the civilian and military population of the Catterick Garrison area and wider Richmondshire.
- 1.4 This report summarises how we have identified the sites considered for allocation, the Council's approach to site selection and how these sites have been subsequently assessed through a six-stage process and sets out following this process the sites that are suggested to be suitable for allocation.
- 1.5 The assessment process is based on the available evidence at the time of undertaking this assessment and the preparation of the Council's site selection approach reflects the guidance as set in the National Planning Policy Framework (NPPF) and the supporting National Planning Policy Guidance (NPPG). Paragraph 20 of the NPPF requires local plans to set out a clear strategy to bring forward sufficient land at a sufficient rate in order to address objectively assessed needs over the plan period, in line with the presumption in favour of sustainable development.
- 1.6 As the Council is only proposing to allocate sites for development within Catterick Garrison this assessment only considers sites in Catterick Garrison (Hipswell, Scotton, Colburn and Brough with St Giles) apart from the sites on the southern edge in the Tunstall Parish and the site for military purposes in the Catterick Village Parish at Marne Barracks.

2.0 Proposed Local Plan (2018:2039) Policies

- 2.1 The proposed Richmondshire Local Plan (2018:2039), based on evidence base studies including the Strategic Housing Market Assessment, Employment Land Review and identified requirements of the Ministry of Defence, sets out the amount of additional development that will be required in Catterick Garrison over the Local Plan Period including for market housing, service families accommodation, military purposes (technical facilities/buildings and single living accommodation), economic development and community uses to support the needs of the population and the increase in military personnel and families as a result of the announced MOD expansion of Catterick Garrison.
- 2.2 Policy H1: Scale and Distribution of Housing Development proposes that 1,915 homes will be expected to be delivered in Catterick Garrison over the plan period. An additional 1,000 service family homes (SFA) are also proposed to required for military personnel and their families.
- 2.3 Policy E1: Scale and Distribution of Economic Growth sets out that up to 11.6 hectares of land is required for employment development over the plan period across the Plan area and refers to Colburn and Catterick Garrison Town Centre as suitable locations for economic development to be located to contribute towards this.
- 2.4 It also seeks to support additional military related development at Catterick Garrison and Marne Barracks, Catterick Village as required by the MOD. The MOD has set out that up to 3 extra behind the wire sites will be required to support its planned expansion of the Garrison to provide further technical accommodation which includes buildings and facilities for storing/ maintaining equipment and training purposes etc as well as to provide Single Living Accommodation for personnel living behind the wire and not in Service Families Accommodation.
- 2.5 The Infrastructure Delivery Plan also identifies the requirement for a joint military and civilian healthcare facility that will need to be accommodated within the Catterick Garrison area.
- 2.6 This assessment will therefore identify the sites which are considered to be appropriate for allocation and also available, viable and deliverable to enable these requirements to be met within the plan period.

3.0 Site Identification

- 3.1 In order to establish what land is available and suitable for potential development and ultimately allocation within Catterick Garrison area a number of sources have been used to formulate a list of potential sites, including:

The Strategic Housing Land Availability Assessment – updated in June 2019, the SHLAA is a technical audit of land potentially available for development in the Local Plan area and identifies sites with planning permission as well as sites and locations suitable for future development.

Employment Land Review – this study identified the likely requirement for employment uses but also assessed potential sites identified through the Councils Call for Sites process to determine their likely suitability to accommodate further economic growth development.

Call for Sites – a Call for Sites exercise was undertaken between August to October 2017 where the Council invited landowners, developers, agents and the general public to submit sites that were available for development and potential allocation. A standardised form was required to be completed which included information such as the address, the site size, owner details, what the site was being promoted for and a map indicating the site boundaries and location.

Given the scope of allocations only covering sites within Catterick Garrison area another exercise similar to this has not been carried out more recently as an extensive list of sites has already been identified and there would be a final opportunity for any additional sites to be submitted through the Preferred Options consultation which the Council will be able to take account of in the preparation of the Proposed Submission (Regulation 19) version of the Local Plan.

Past Allocations – Whilst the current Local Plan Core Strategy (2012:2028) does not contain any site allocations the previous Local Plan (1999-2006) did so this was reviewed to identify any sites that are yet to be developed and available for consideration in the Catterick Garrison area.

Development Management Process – Searches and discussions have taken place with the Council's Development Management team and their applications register to identify any additional potential sites that have arisen through the pre-application or planning application process in the Catterick Garrison area that have not been identified from the SHLAA or Call for Sites Exercise

Council Site Search – As part of the SHLAA process the Council also identified any sites that may have potential for development by being located within or directly adjacent to the built extent of the Catterick Garrison area. A

further analysis has been undertaken as part of this allocations assessment to see if there were any further sites which could be identified

- 3.2 As a result of this robust and wide-ranging approach a total of 61 sites have been identified for consideration for allocation. These sites are listed at Appendix 1.
- 3.3 Sites have generally only been assessed for allocation for the use they were either put forward for through the call for sites or which permission has or is being sought for through the development management process. Exceptions were only made to this in one circumstance where the site is in a location where an alternative use was considered more appropriate.
- 3.4 A significant number of the sites identified are in the ownership of a single major landowner the Ministry of Defence. All identified MOD sites have been confirmed as available for development for the use proposed and were put forward through the call for sites process.
- 3.5 Given the unique and specific requirements of the MOD and level of military growth anticipated the Council has been working jointly on masterplanning this growth for the Garrison area with the MOD and other partners and discussions through this process and the Councils assessment of the sites put forward through the call for sites process has assisted in identifying the most appropriate uses MOD owned sites should be assessed for allocation for.
- 3.6 Only MOD owned sites have been considered for military development purposes. Only MOD sites have been considered for the military housing (SFA) requirement of 1000 homes as they have stated their intentions to satisfy this requirement on the military estate. Some military sites are however surplus to requirements and are therefore available for consideration for allocation for market housing. All MOD owned sites assessed for housing have been assessed for housing in its broadest sense and no differentiation has been made between those for market and those for military to ensure flexibility as to exactly how the sites are brought forward as the MOD are yet to determine the delivery model that will be used to provide the SFA. Further explanation of how the Council has identified allocations on this basis and will ensure that all the MOD owned allocated sites are not brought forward for market housing is provided in later sections of this report.

4.0 Approach to assessment

Site Assessment

- 4.1 Consistent with the SHLAA assessment sites were assessed through a combination of Desktop Assessments and Site Visits.
- 4.2 Once the full list of sites had been identified an initial desktop survey was undertaken which effectively formed stage 1 set out below to screen sites using GIS mapping against constraints layers, review and identify planning history records and so on. Further desktop assessment was also undertaken throughout the remaining stages which included reviewing sites against relevant:
 - constraints information and data;
 - evidence base documents; and;
 - proposed Local Plan policies
- 4.3 Site visits were undertaken of every potential site that had not been sifted out following the initial stage 1 desktop assessment in order to inform the remaining stages of assessment.
- 4.4 All sites were assessed in further detail in line with NPPG (3-014-20140306) in order to:
 - ratify inconsistent information gathered through the call for sites and desk assessment;
 - get an up-to-date view on whether permissions had been implemented on sites which have planning permission;
 - obtain a better understanding of what type and scale of development may be appropriate;
 - gain a more detailed understanding of deliverability, any barriers and how they could be overcome.
- 4.5 The specific characteristics recorded or checked through the physical site surveys completed included (NPPG 3-016-20140306):
 - site size, boundaries, and location;
 - current land use and character;
 - land uses and character of surrounding area;
 - physical constraints (including access, contamination, steep slopes, flooding, natural features of significance, location of infrastructure / utilities / public rights of way, heritage and archaeological assets);
 - potential biodiversity and environmental constraints;
 - initial assessment of whether the site is suitable for a particular type of use or as part of a mixed-use development

- 4.6 These assessments enabled all relevant information to be gathered and underpinned each of the stages of assessment.

Calculating the Development Potential of Sites

- 4.7 The starting point for the estimated housing capacity identified for each site was generally that identified through the Council's SHLAA process which firstly used the capacity identified through planning applications / permissions or provided by the promoter of the site through the call for sites process unless any form of adjustment was deemed necessary taking account of any constraints identified and the comparability to the Council's standard approach to density and net developable area.
- 4.8 As the Council is not proposing a policy requirement on density within the emerging Local Plan a baseline was applied using the general average from existing and previous developments, so for the Catterick Garrison area this was 30 dwellings per hectare subject to adjustment for any individual site characteristics and physical constraints.
- 4.9 Also, for sites where an assumed density had to be calculated an assumption had to be made regarding the net developable area for each site. As smaller sites of 0.5 hectares or less are likely to utilise existing infrastructure and facilities it was assumed that 100% of the site area could potentially be developed for housing. It has been assumed that the larger the site becomes the lower percentage of the site area will potentially be developed for housing. This is based on the fact that a proportion of the site area will need to be set aside for the necessary infrastructure, access roads and open space provision etc.
- 4.10 As such the following net developable area ratios have been used, subject to adjustment for any individual site characteristics or physical constraints. In these circumstances the area unsuitable for development was excluded from the calculation of the net developable area. For example: area of floodzone 3, buffer to SINC site or heritage asset consistent with the specific national and local policy requirements in that regard.

Site Size	Net Developable Area
0.5 hectares or less	100%
0.5 to 2 hectares	90%
2 hectares or more	70%

Table 1: Net Developable Area assumptions

- 4.11 The same net developable area ratios in table 1 above were applied to proposed employment and military allocations as well and again adjustments were made on a site-by-site basis where necessary to exclude any areas unsuitable for development as per the housing sites above. This is consistent with the approach taken in the Employment Land Review (2018) and the

exact plot ratios will only be known when the exact mix of uses is known at the application stage.

- 4.12 It should be noted that any proposed capacity calculated through the allocations process is an estimate based on the information available at this stage. It should and will not be treated as a maximum figure

5.0 Stages of Assessment

- 5.1 There are a number of stages and steps to the assessment process and these stages/steps will be explained in more detail in the following sections. As a general rule if an individual site does not fulfil the requirements of each stage, the site will be discounted from the process and will no longer be considered unless it was possible to be split down and satisfy that stage and the previous stages criteria to proceed to the next stage of assessment.
- 5.2 The stages of assessment are set out below:
- **Stage 1: Initial sift of sites**
 - **Stage 2: Sites are appraised against the Local Plan Sustainability Appraisal Objectives**
 - **Stage 3: Sites are subject to constraints assessment against other Local Plan Evidence Base Documents and Studies**
 - **Stage 4: Site considered against main strategic and locational policies in Preferred Options Local Plan**
 - **Stage 5: Sites are considered in terms of developability, availability and viability**
 - **Stage 6 – Identifications of Preferred Allocations & Delivery Trajectory**
- 5.3 In summary, Stage 1 screens the site for any showstoppers and discounts them from further assessment.
- 5.4 Stage 2 appraises the sustainability of each remaining site against the 19 Sustainability Appraisal objectives and summarises their likely ability to achieve these objectives. This stage does not seek to discount any sites.
- 5.5 Stage 3 takes into account any recommendations made within technical evidence base documents and reports and sites are progressed or discounted accordingly.
- 5.6 Stage 4 assesses the remaining sites against the main strategic and locational policies within the Preferred Options Local Plan and the locational sustainability taking account of the Stage 2 Sustainability Appraisal assessment.
- 5.7 Stage 5 further considers the sites in terms of their developability, availability and viability with those not considered to be discounted.
- 5.8 Finally, Stage 6 clearly outlines those sites identified as suitable for allocation within the new Local Plan and provides a broad delivery trajectory and explanation of how this enables the distribution of housing and economic development requirements to be achieved.

Stage 1: Initial sift of sites

- 5.9 This first stage is the initial sifting stage to identify any showstoppers and discount wholly unsuitable sites prior to further detailed stages of assessment.
- 5.10 Sites have been assessed against the following criteria and discounted as per the Councils SHLAA assessment methodology, where they are:
- Below site size threshold
 - Full planning permission with commencement on site
 - Entirely within floodzone 3b functional floodplain
 - Entirely within international / european / national designation

Site size threshold

- 5.11 A site size threshold of being capable of accommodating 10 units and above has been applied to potential residential sites. This is consistent with the major development definition in national policy and sites below this will be treated as effectively windfall development in Catterick Garrison and would not require allocation to be brought forward for development where appropriate. The Council's approach to calculating the likely development capacity of a site is set out later in this report
- 5.12 A threshold of 0.5 hectare has been applied to sites for economic development. This slightly below the national policy definition for developments of this nature but is considered suitable in the context of the Richmondshire economy and the limited portfolio of employment sites identified for consideration in Catterick Garrison.
- 5.13 In total 5 sites were considered to fall below the dwelling site size threshold and no economic sites fell below the economic development site size threshold.

Full planning permission with commencement on site

- 5.14 Sites with full planning permission with a commencement of development on site have been discounted because this gives certainty that the existing permission will be built out. Sites with full planning permission or any other form of permission such as outline have still been included as there is no certainty that this permission will be implemented and therefore this site may still be available for consideration as an allocation.
- 5.15 In total 2 sites were discounted because development has commenced on site.

Entirely within floodzone 3b functional floodplain

- 5.16 National Policy is clear that development of the nature being considered for allocation here should be avoided in the functional floodplain so any site fully within it should be discounted. Sites partly within it were not excluded as development may be avoidable on this part of the site.

5.17 No sites were identified as being located fully within the functional floodplain so no sites have been discounted on this basis.

Entirely within International/ European or national designations

5.18 National Policy also seeks to protect important nature and heritage sites such as Special Protection Areas (SPAs), Special Areas of Conservation (SACs), Sites of Special Scientific Interest (SSSIs), Ancient Woodland and Scheduled Ancient Monuments (SAMs) therefore any site located entirely within any of these designations were discounted.

5.19 No sites were identified as being fully located within any of these designations so no sites have been discounted on this basis.

Stage 1 Summary

5.20 In total 7 sites were discounted at Stage 1 these are set out below along with their reason for exclusion, they were:

Site ID	Site Name	Reason
Site 12	Hipswell Croft	Development Commenced
Site 120	Somerset Close	Development Commenced
Site 186	Land East of St Giles Park	Below Dwelling Threshold
Site 356	Land East of Plumer Road	Below Dwelling Threshold
Site 367	Land adjacent to Carnegill Hill	Below Dwelling Threshold
Site 369	Land North of Catterick Road	Below Dwelling Threshold
Site 405	Former Dalesman Centre	Below Dwelling Threshold

Table 2: Stage 1 Discounted Sites

5.21 The full stage 1 assessment table is available to view at appendix 2.

Stage 2: Sites are sustainability appraised against the Local Plan Sustainability Appraisal Objectives

- 5.22 Site remaining at Stage 2 are then subject to appraisal against the 19 Sustainability Appraisal Objectives identified in the Sustainability Appraisal Scoping Report (2020). The objectives are supported by a number of bespoke more detailed prompt questions for site assessment to ensure that all aspects of each objective can be appraised and the objectives are tailored to be applicable at the site assessment stage. The SA Assessment Template is available at appendix 3.
- 5.23 The approach and rationale of how the assessment outcome was determined for each of the objectives and prompt questions is available at appendix 4.
- 5.24 The SA process is focussed upon environmental, social and economic issues and considers the overall effects of proposed sites being brought forward for development. For example, a site may have negative environmental impacts but these could be outweighed by positive social and economic aspects.
- 5.25 The SA does not itself provide a definitive answer on which sites to allocate and hence why it is one part of a multi-stage process and that no sites are discounted at this stage.
- 5.26 However, it is an important part of the overall selection process to guide the selection of the most sustainable sites and certain elements of the SA site assessment will be referred back to in later stages and particularly stage 4.
- 5.27 There may be specific local circumstances that justify choosing a particular option that does not perform as well as others when appraised against the SA framework. This could arise, for instance, because the Local Plan's spatial strategy aims to balance providing a deliverable, sustainable pattern of future development with ensuring choice and diversity in the market. If such instances arise, particular attention should be given to implementing recommended mitigation measures.
- 5.28 A summary of the Sustainability Appraisal outcomes for all sites is provided at Appendix 5 with the individual site appraisals available at Appendix 6.

Stage 3: Sites are subject to constraints assessment against other Local Plan Evidence Base Documents and Studies

- 5.29 At this stage the remaining sites were screened against the various other Local Plan evidence base documents to identify any constraints or designations (existing or proposed) that will mean the site is not suitable or available for development and need to be discounted. These studies are:
- Strategic Flood Risk Assessment;
 - Landscape Character Assessment;
 - Heritage Impact Assessment;
 - Local Green Spaces Study;
 - Open Spaces Study;
 - Retail and Leisure Study;
 - Playing Pitches and Built Facilities Study;
 - Village Hall & Community Spaces Study;
 - Employment Land Review;
 - SINC Sites Review

Strategic Flood Risk Assessment

- 5.30 The Strategic Flood Risk Assessment (2020) identified the floodzones including floodzone 3b the functional floodplain along with areas at risk of surface water flooding within the Richmondshire plan area. It also screened all the proposed allocation sites against these to identify the percentage of each site that lies within which floodzone and risk level of surface water flooding.
- 5.31 This allocation assessment forms the sequential test based upon the information from the SFRA (2020) to determine whether the sites are sequentially preferable and are located in the area at least risk of flooding. This means that sites in areas at lowest risk of flooding should be selected first and then sites in areas at higher risk of flooding are only considered when there are insufficient sites in areas of lower risk available.
- 5.32 The exception test will need to be applied to any sites selected in Floodzone 2 and 3a unless it can be demonstrated that that through layout and design there is sufficient developable area to accommodate the development in areas within Floodzone 1 and development can be avoided in floodzones 2 and 3a. It will therefore also need to be made clear in the site allocation statement that development must be avoided in these areas.
- 5.33 In undertaking the sequential test sites were rated green where they have a low risk of flooding by being located entirely in floodzone 1 and not at a 1 in 30 year risk of surface water flooding. They were 40 sites rated green and able to proceed for further assessment
- 5.34 Sites rated amber and again not discounted were those partly within floodzones 2 and 3a and partly at 1 in 30 year risk of surface water flooding

but where development of the site could proceed by avoiding those parts of the site. There were 11 sites rated amber.

- 5.35 Sites rated red were those where a significant part of the site, i.e. over 50%, was located within floodzone 3a or at 1 in 30 year risk of surface water flooding. In total 3 sites were rated red and discounted from further assessment. If these 3 sites were to proceed to allocation then to be consistent with the requirements of national planning policy an exception test would be required but because there are sufficient sites which pass the sequential test this has not been required to be undertaken.
- 5.36 The sequential assessment of the sites based on the recommendations of the Strategic Flood Risk Assessment is available at appendix 7.

Heritage Impact Assessment

- 5.37 Heritage Impact Assessments have been undertaken by the Council's Conservation Officer of sites which after an initial screening assessment were identified as being either a heritage asset or forming part of the setting of heritage assets and the historic environment to determine the level of impact that development of the proposed site will have on its significance and to identify any mitigation or compensatory measures that will be necessary.
- 5.38 As there are no Conservation Areas and a limited number of designated and non-designated heritage assets within the Catterick Garrison area only a limited number of Heritage Impact Assessments were undertaken. These were for the following sites:
- 82 – Land West of St Johns Road, Hipswell
 - 366 – Munster Barracks
 - 384 – Harley Hill
 - 406 – Marne Barracks Extension
- 5.39 None of the sites that were subject to the Heritage Impact Assessments were discounted as either no impact or mitigation measures were identified as possible to avoid harm to the significance of heritage assets.
- 5.40 As part of this screening process the impact of the development of some of the proposed sites on potential non-designated heritage assets was also considered all through discussion with the Councils Conservation Officer were identified to be able to avoid harm to their significance through mitigation and or retention.
- 5.41 The site screening assessment is available at appendix 7.

Landscape Character Assessment

- 5.42 The Landscape Character Assessment identified the broad landscape character of Richmondshire and broke this in to areas across the plan area.
- 5.43 This study also assessed the landscape sensitivity around the Catterick Garrison area settlement fringes for residential development of the scale anticipated. The specific landscape sensitivity of the Harley Hill and Munster Barracks sites were also assessed because of their anticipated scale and locations.
- 5.44 This study also finally assessed the function of gaps between selected settlements and this included the Colburn and Hipswell Gap in the Catterick Garrison area where a settlement gap has subsequently been identified for inclusion within the Local Plan to retain the openness and distinctive identities of the individual settlements in this area.
- 5.45 This assessment has therefore screened the proposed sites against the finding of these assessments. Sites within the main urban area did not fall in to areas assessed within the sensitivity study or the settlement gap assessment.
- 5.46 No sites were discounted when considered against the findings of the Landscape Sensitivity Study as no areas around Catterick Garrison were identified to be of high sensitivity some sites were however identified as requiring significant mitigation through design and layout to avoid impact. Further information is available in the screening assessment form available at appendix 7.
- 5.47 In total 5 sites were identified as being located within the proposed Colburn settlement gap which meant they were discounted from further assessment on this basis. They were:
- Site 217 – Land E of Byng Road
 - Site 82 – Land West of St Johns Road, Hipswell
 - Site 106 – Colburn Grange
 - Site 158 – Former MOD Recreation Ground
 - Site 105 – Colburn Grange
- 5.48 Further information is available in the screening assessment form available at appendix 7.

Local Green Spaces Study

- 5.49 The Local Green Spaces Study assessed the proposed Local Green Spaces put forward to the Council through its consultation and identified those proposed to be designated within the Local Plan (2018:2035).
- 5.50 The proposed development sites were therefore screened to identify if they were fully or partly within a proposed Local Green Space Designation which would mean that it is not suitable for allocation for development.
- 5.51 In total 1 site – site 385 land west of Cleveland Road was identified as proposed Local Green Space designation and discounted on this basis. The screening assessment is available at appendix 7.

Open Spaces Study

- 5.52 The Open Spaces Study identified the different types of open spaces that exist in the Catterick Garrison area and form part of the formal and informal recreation provision in the area.
- 5.53 The proposed sites were screened against the open space sites identified in the open spaces assessment to identify if any of them are open spaces.
- 5.54 The sites were assessed and ranked red, amber, green with green meaning development of the proposed site will have no impact on an open space, amber means development of the proposed site will impact upon an open space but this can be mitigated or re-provided and red means the development of the proposed site will result in the loss of an open space that is required and cannot be re-provided.
- 5.55 The screening of sites against the open spaces identified in the open spaces assessment is available at appendix 7.
- 5.56 In total 4 proposed sites were identified as red and were discounted on this basis.

Playing Pitches and Built Facilities Study

- 5.57 The playing pitches and built facilities strategy is still being finalised and will undertake a quantitative and qualitative assessment of them. Whilst the findings are not yet available to inform this assessment sites have still been screened to determine if they will impact upon any existing playing pitches and built sports facilities. In total 2 sites were identified as including playing pitches – Site 372 – Former Careers Office and Site 362 – Land East of Richmond Road.
- 5.58 These sites have been rated amber and not discounted because site 372 is no longer formally used as a playing pitch and site 362 is pitches which are

behind the wire provision for the MOD who will ensure required provision of playing pitches is maintained across the military estate at Catterick.

- 5.59 The site assessment screening against playing pitches is available at appendix 7.

Retail and Leisure Study

- 5.60 The Retail and Leisure study has assessed the future requirements for retail and leisure uses in the plan area over the plan period and identified Town and Local centres and sequentially preferred locations within and on the edge of Catterick Garrison Town Centre for retail and leisure uses.
- 5.61 The proposed sites were therefore screened to determine if they would impact on the sites identified for Retail and Leisure uses. Only site 370 – Shute Road was identified as impacting on the Town Centre redevelopment area but as this is proposed for mixed use this would be compatible with the recommendations of the Retail and Leisure Study.
- 5.62 No sites have therefore been discounted for conflicting with the Retail and Leisure Study.
- 5.63 The site assessment screening outcomes against the Retail and Leisure Study are available at appendix 7.

Employment Land Review

- 5.64 The Employment Land Review has identified how the Richmondshire economy is expected to change over the plan period both overall and by sector based upon economic projections. It then translates this in to the amount of employment land required to accommodate this anticipated need. It also undertakes an assessment of all identified employment sites in the plan area to consider their suitability, availability and overall deliverability and provides recommendations to be taken account of within this assessment.
- 5.65 The remaining proposed employment and mixed-use sites were screened against the Employment Land Review to take account of its recommendations.
- 5.66 All except one of the sites were considered to be deliverable with the likely deliverability of site 284 questioned because of its limited access to the road network. The site was not discounted at this stage on this basis to enable further assessment of likely deliverability at stage 5 should it proceed that far.
- 5.67 The site assessment screening is available at appendix 7.

SINC Review

- 5.68 The SINC review comprised an up-to-date assessment of the local sites of importance for nature conservation within the Catterick Garrison area to confirm whether they should remain designated and to provide up to date information on the type and quality of the habitat.
- 5.69 The SINC review confirmed that all sites within the Catterick Garrison should be included for designation as such within the Local Plan.
- 5.70 This assessment therefore screened all proposed sites against the SINC's to identify if they included a SINC, were adjacent to or were within the buffer zone or would have no impact on a SINC.
- 5.71 In total 5 sites were identified to be adjacent to a SINC of these 4 were considered to be of a sufficient scale to enable an adequate buffer and mitigation strategy to be implemented reflecting the specific designation and type of the SINC's which were all woodlands. 1 site – 360 Land West of Richmond Road however was not considered to be of a sufficient scale where an adequate buffer and mitigation strategy could be implemented so this site was discounted at this stage.
- 5.72 The site assessment screening is available at appendix 7

Stage 3 Summary

- 5.73 In summary the following 11 sites have been discounted following Stage 3 with the reasons set out below:

Site ID	Site Name	Reason
Site 217	Land East of Byng Road	Over half of site in floodzone 3a Within Proposed Settlement Gap Loss of green corridor
Site 128	Land East of Walkerville	Significant part of site at high risk of surface water flooding
Site 385	Land West of Cleveland Road	Proposed Local Green Space
Site 82	Land West of St Johns Rd, Hipswell	Within Proposed Settlement Gap
Site 106	Colburn Grange	Within Proposed Settlement Gap
Site 158	Former MOD Recreation Ground	Within Proposed Settlement Gap
Site 382	Land North of Loos Road	Significant part of site in floodzone 3a Loss of green corridor
Site 105	Colburn Grange	Within Proposed Settlement Gap
Site 358	Land at Junction of Haig and Allenby Road	Loss of green corridor/ woodland
Site 368	Land West of Sports and Leisure Centre	Loss of green corridor
Site 360	Land West of Richmond Road	Within SINC designation buffer

Table 3: Stage 3 Discounted Sites

Stage 4: Site considered against main strategic policies in Proposed Local Plan

- 5.74 This stage assessed sites for their compatibility with the proposed main strategic policies on the scale and location of housing and economic development including the proposed built extent of the Catterick Garrison area and the amount of housing and economic development identified for the area.
- 5.75 It is clearly essential that sites proposed for allocation are able to deliver the objectives and strategic ambitions of the proposed Local Plan and comply with its policies.
- 5.76 The proposed policies that sites were assessed against where relevant were:
- H1 – Scale & Distribution of Housing
 - H2 – Location of housing
 - E1 – Scale & Distribution of Economic Growth
 - E3 – Allocations & Location of Economic Development

- 5.77 It was not considered necessary to assess sites against any other proposed policies as proposed designations such as Local Green Spaces, Open Spaces, Heritage and SINCs were considered at stage 3.
- 5.78 Sites that do not meet the locational or scale criteria in the proposed Local Plan are discounted from further assessment at this stage. Sites that are considered to be in accordance with the main relevant strategic policies in the proposed Local Plan proceed on to stage 5.

Housing Sites

- 5.79 Housing sites were assessed against policies H1 and H2 and specifically in relation to whether the scale of development that could be accommodated on the site exceeded the requirement of 1,550 homes and also whether the site was within or adjacent to the proposed Catterick Garrison built extent.
- 5.80 This stage of assessment also took account of the locational sustainability of the proposed sites with analysis undertaken by referring to the Stage 2 sustainability appraisal process and the assessment undertaken in relation to 4 objectives regarding:
- Access to sustainable transport;
 - Access to health and wellbeing facilities;
 - Access to facilities and services;
 - Relationship to existing housing
- 5.81 This is to ensure that sites are well related to the urban extent and that the most sustainably located sites were identified.
- 5.82 In total 5 sites were discounted at this stage as they were identified as either not been within or adjacent to the built extent or adjacent but not well related or sustainably located to the Catterick Garrison urban extent and its facilities and services. These sites were:

Site ID	Site Name	Reason
Site 69	Land South of Oak Tree Avenue, Scotton	Site is adjacent to the urban extent but is in isolation and not in a sustainable location
Site 298	Sour Beck (Site 2)	Site is not within or adjacent to the urban extent
Site 299	Sour Beck (Site 3)	Site is not within or adjacent to the urban extent
Site 335	Bedale Rd, Scotton	Site is not within or adjacent to the urban extent
Site 343	Land at James Lane. Tunstall	Site is adjacent to the urban extent but is in isolation and not in a sustainable location

Table 4: Stage 4 Discounted Sites

- 5.83 Employment and military sites were assessed against policies E1 and E3 and specifically as to whether they were of a sufficient scale to accommodate the need identified and not overly large where they would exceed the requirements. Their location was also assessed to identify if this reflected those employment areas identified in the proposed policy and military sites were specifically assessed to ensure the location was appropriate in the military estate context.
- 5.84 The sites were also assessed against the locational sustainability criteria from the SA assessment at stage 2 where relevant.
- 5.85 All military and economic sites were considered of an appropriate scale and location and not in conflict with the relevant proposed policies so proceeded on to the next stage of assessment.

Summary

- 5.86 In summary the 5 housing sites outlined above were discounted at this stage and no military or economic use sites were discounted. The stage 4 assessment summary is available at appendix 8.

Stage 5: Sites are considered in terms of developability, availability and viability

- 5.87 In this stage the remaining proposed sites were assessed for their likely developability, availability and viability for the type of development they are being considered for allocation for. This was in part informed by the evidence base studies referred to in stage 3 or any other site-specific evidence that was available at the time of undertaking the assessment.
- 5.88 These factors are a key consideration in ensuring that sites proposed for allocation are deliverable over the plan period meaning the Council can achieve its proposed Local Plan aims and requirements as well as enabling it, in relation to housing sites, to ensure upon adoption of the plan it can maintain a deliverable 5 year land supply of sites as required by paragraph 73 of the NPPF.

Developability

- 5.89 Each sites developability was considered in relation to the likely level of constraints (e.g. flood risk, environmental or heritage assets and contamination) to development located on site and as to whether these could be mitigated and/or avoided through development. Other considerations included whether or not that site currently or previously had planning permission which is an indication that agreement has previously been reached that any constraints could be addressed.
- 5.90 Overall sites were considered developable where no significant constraints were identified or where it was considered they could likely be mitigated without significant cost or harm. Sites were considered not developable if a significant constraint was identified on the majority of the site although there was a limited number of sites remaining at this stage of this nature as they had already been discounted at the previous stages of assessment.
- 5.91 A main factor as to why sites remaining for consideration at this stage were identified as not developable was that they don't have direct access to the main road network and it had been identified as unlikely to be viable achievable or feasible at the current time.
- 5.92 In total 2 of the remaining proposed sites were identified as not developable due to the sites been inaccessible by vehicle and unlikely to achieve a feasible access over the plan period. The assessment summary is available at appendix 9

Availability

- 5.93 A sites availability was also considered at this stage which included determining if the landowner is making available for development, if the site was in the ownership of a developer and the nature of the current use on site.
- 5.94 In accordance with NPPG (3-021-20140306) all sites were assessed using the best information available collected from landowners to determine if they

are genuinely available and to ascertain whether there were any legal or ownership problems such as ransom strips, unresolved multiple ownerships, tenancies or operational requirements of landowners that would restrict them from being brought forward for development.

- 5.95 Sites were considered to be available if the landowner had informed the Council, either through the call for sites process or other means, that they were making available for development and it was no longer required for its current use and none of the availability issues had been identified above. Sites were considered to be available in the longer term where the owner had notified the Council that it was available and would no longer be required for its use providing this was before the end of the plan period and also where it was anticipated that any availability issues identified could be resolved in the longer term.
- 5.96 Sites were considered unavailable where the landowner had notified the Council it was not their intention to make the land available for development during the plan period.
- 5.97 In total 1 site was considered not to be available as the landowner had stated they were not making available for development or allocation in the Local Plan. The assessment summary is available at appendix 9.

Viability

- 5.98 The likely viability of the proposed sites has also been considered to ensure that they are likely to be viable for development and therefore likely to be attractive to a developer and brought forward for development but also capable of providing the necessary planning obligations required to make it acceptable in planning terms and enable the Council to achieve the wider aims, objectives and requirements of the Local Plan.
- 5.99 The Whole Plan Viability Assessment has been based upon development typologies reflective of the sites being assessed so the assessment of each sites likely viability has been considered in the context of the viability of the most closely aligned development typology assessment. Site specific matters were also accounted for although no detail or estimated costs was undertaken for this.
- 5.100 Sites were considered viable if no constraints had been identified as per the WPVA recommendations. Sites were also considered viable where some constraints had been identified such as brownfield, contamination, flood risk but it was acknowledged that they would be less likely to achieve the full range of planning obligations as per the WPVA recommendations regarding brownfield sites and taking account of likely abnormal costs over and above those tested, although these sites were still considered not so constrained that they would still be viable for development.

5.101 Sites were considered not viable if significant constraints were identified which it was thought would result in abnormal costs so significant the site would simply not be viable for development.

5.102 No sites were considered to be unviable although the majority of sites were either brownfield or contained an element of constraint so were identified as likely being unable to achieve the full range of planning obligations such as the full affordable housing requirement but this is largely reflective of the nature of the proposed sites in the Catterick Garrison area and the reduced affordable housing contribution calculated through the Whole Plan Viability Assessment.

Stage 5 Summary

5.103 A total of 3 sites were discounted following stage 5 and these are outlined in the table below:

Site ID	Site Name	Reason
Site 27	Land North & East of Beckwood Estate	Site not developable due to lack of access
Site 204	Sour Beck	Site is not developable or available
Site 284	Land East of Walkerville Industrial Estate	Site not developable due to lack of access

Table 5: Stage 5 Discounted Sites

5.104 The stage 5 assessment summary is available at appendix 9

6. Identification of Preferred Allocations (Stage 6)

- 6.1 Following the 5 stages of assessment set out in section 5 above a total of 35 sites were left and are therefore ultimately considered suitable and appropriate to be proposed for allocation within the proposed Richmondshire Local Plan (2018-2039) to enable it to achieve its overall aims and objectives in Catterick Garrison and specifically meet the housing, economic and military development requirements set for that area.
- 6.2 This includes 28 housing sites, 3 economic development sites, 3 military development sites, 1 mixed use site and 1 healthcare site. The sites proposed for allocation are:

SHLAA site ID	Site name	Type of Allocation
26	Land E of Cookson Way, Colburn	Housing
121	Gough Road	Housing
157	Colburn Park phase 2	Housing
401	Colburndale III	Housing
13	Glencroft, Hipswell	Housing
122	Coronation Park	Housing
420	Land E Walkerville (2)	Housing
185	Land adj Lidl	Housing
357	Land off Downholme Road	Housing
359	Land North of Haigh Road	Housing
364	Former Civil Service Club	Housing
372	Former careers Offices	Housing
373	Former Dental Care	Housing
375	West Scotton Road	Housing

SHLAA site ID	Site name	Type of Allocation
379	Land West of Harley Crescent	Housing
380	Welfare Unit Offices	Housing
384	Harley Hills	Housing
361	Land Opp Haigh Road	Housing
362	Land East of Richmond Road	Housing
363	Land South Jutland Road	Housing
371	Duchess of Kent Hospital	Housing
376	West Scotton Road	Housing
378	Land North Le Cateau School	Housing
383	Pinhill Mess	Housing
386	Land NE Somme Barracks	Housing
403	TMP (Horne Rd/Catterick Rd)	Housing
404	Land S of Loos Rd	Housing
370	Former Recreation Land, Shute Rd	Mixed Use
339	Chartermark Way	Economic
388	Land North of Colburn Business Park	Economic
387	Land to Centre Colburn Business Park	Economic
366	Munster Barracks	Military
381	Ext Somme Barracks	Military
406	Extension to Marne Barracks	Military

SHLAA site ID	Site name	Type of Allocation
377	Perone Lines	Healthcare

Table 6: Proposed Site Allocations

- 6.3 A likely development capacity has been established for each of the sites as per the methodology established earlier in the report. It is again reiterated that this figure is not a maximum requirement and is the likely capacity based on the information available through the allocations assessment process and it is acknowledged the actual amount delivered may be slightly less or more where more detailed assessments works are undertaken as part of the planning application process.
- 6.4 Appendix 10 sets out this likely capacity along with the method used in reaching this figure and where this has been as a site-specific approach the reason for adopting this approach is also set out. The capacity derived codes have the following meanings:
- PP/PA = Based on planning permission or planning application figure
 - CC = Based on Councils Calculation and standard density and net developable area assumptions
 - SS = Site Specific calculation to take account of specific constraint
- 6.5 A summary of mitigation requirements identified through the assessment process are provided at appendix 10. It is recommended these are incorporated in to each sites individual site allocation requirement form to ensure each of the site allocations are justified, effective and consistent with national policy.

Housing

- 6.6 Appendix 10 demonstrates that the estimated capacity of all proposed housing allocation sites is 3132 homes of which 2806 are expected to be delivered during the plan period. A further 326 homes are expected to be delivered beyond the plan period.
- 6.7 This means that when existing completions and commitments of 157 homes are excluded from the overall housing and SFA requirement of 2,915 homes a total of 2,758 homes is required and therefore the sites proposed for allocation will be sufficient to meet this requirement in Catterick Garrison along with a small buffer of 2% although this is around 12% including the surplus.

- 6.8 Of these sites a total of 2,249 homes would be delivered on MOD owned sites during the plan period, 1000 of which would be Service Families Accommodation with the remaining 1,249 being traditional market housing. A mechanism will be incorporated in to local plan policies to ensure that only this amount of market housing should be delivered on MOD owned allocated sites to ensure that the market housing requirement is not significantly exceeded. This approach still provides MOD with flexibility as to which sites are released for market housing or used to provide service families accommodation.

Economic Development Sites

- 6.9 The net capacity of the three proposed allocation employment sites is 3.4 hectares which would therefore contribute towards the achievement of the overall plan requirement of 11.6 hectares through the expansion of an existing and identified employment location at Colburn Business Park. This amount also supports the combined approach across the plan area and does not result in significant amount of the planned employment growth just been focussed in Catterick Garrison.

Mixed Use Site

- 6.10 1 mixed use is proposed for allocation which is site 370 – Shute Road this will include residential and the redevelopment and provision of a range town centre and community uses. The commercial and community element has a net site area of around 2.3 hectares.

Military Sites

- 6.11 In total 3 sites are proposed to be allocated for military development requirements with a net land area of around 43.5 hectares which is of a sufficient scale to accommodate the additional requirement for technical and single living accommodation and so on identified as needed by the MOD to accommodate the increased military population which will result from their planned expansion of the Garrison over the Local Plan period to 2039.

Healthcare Site

- 6.12 1 site is proposed for allocation for a Joint healthcare and military healthcare facility this site will enable the requirement for a facility of this nature identified in the Infrastructure Delivery Plan to be satisfied.

Appendix 1 – Summary of sites identified for assessment

Site ID	Site name	Site Area (ha)	Site Location	Parish	Ward		Land owner	Type of Allocation
12	Hipswell Croft	3	Catterick Garrison	Hipswell	Hipswell		Developer	Housing
26	Land E of Cookson Way, Colburn	4.29	Catterick Garrison	Brough with St Giles	Catterick & Brompton on Swale		Private	Housing
120	Somerset Close	1.15	Catterick Garrison	Hipswell	Hipswell		Developer	Housing
121	Gough Road	1.33	Catterick Garrison	Hipswell	Hipswell		Developer	Housing
157	Colburn Park phase 2	5.7	Catterick Garrison	Colburn	Colburn		Developer	Housing
217	Land E of Byng Rd	0.43	Catterick Garrison	Colburn	Hipswell		Private	Housing
401	Colburndale III	0.43	Catterick Garrison	Colburn	Colburn		Developer	Housing
13	Glencroft, Hipswell	0.65	Catterick Garrison	Hipswell	Hipswell		Private	Housing
122	Coronation Park	0.55	Catterick Garrison	Scotton	Scotton		Developer	Housing
128	Land E Walkerville (1)	11.34	Catterick Garrison	Brough with St Giles	Catterick & Brompton on Swale		Private	Housing
420	Land E Walkerville (2)	5.58	Catterick Garrison	Brough with St Giles	Catterick & Brompton on Swale		Private	Housing
185	Land adj Lidl	0.91	Catterick Garrison	Brough with St Giles	Catterick & Brompton on Swale		Private	Housing

Site ID	Site name	Site Area (ha)	Site Location	Parish	Ward		Land owner	Type of Allocation
186	Land to East of St Giles Park	0.56	Catterick Garrison	Brough with St Giles	Catterick & Brompton on Swale		Private	Housing
356	Land East of Plumers Road (Old F N C Shop)	0.25	Catterick Garrison	Hipswell	Hipswell		MOD	Housing
357	Land off Downholme Road	2.38	Catterick Garrison	Hipswell	Hipswell		MOD	Housing
359	Land North of Haigh Road	5.2	Catterick Garrison	Hipswell	Hipswell		MOD	Housing
364	Former Civil Service Club	1.82	Catterick Garrison	Hipswell	Hipswell		MOD	Housing
367	Land adj to Carnegill Hill	0.59	Catterick Garrison	Hipswell	Hipswell		MOD	Housing
369	Land North Catterick Road	0.78	Catterick Garrison	Scotton	Scotton		MOD	Housing
370	Former Recreation Land, Shute Rd	5.19	Catterick Garrison	Hipswell	Hipswell		MOD	Mixed Use
372	Former careers Offices	3.25	Catterick Garrison	Scotton	Scotton		MOD	Housing
373	Former Dental Care	0.34	Catterick Garrison	Scotton	Scotton		MOD	Housing
375	West Scotton Road	7.26	Catterick Garrison	Scotton	Scotton		MOD	Housing
379	Land West of Harley Crescent	0.74	Catterick Garrison	Colburn	Scotton		MOD	Housing
380	Welfare Unit Offices	0.82	Catterick Garrison	Colburn	Scotton		MOD	Housing
384	Harley Hills	43.64	Catterick Garrison	Colburn	Scotton		MOD	Housing

Site ID	Site name	Site Area (ha)	Site Location	Parish	Ward		Land owner	Type of Allocation
385	Land W Cleveland Road	1.96	Catterick Garrison	Colburn	Scotton		MOD	Housing
27	Land N & E of Beckwood Est	4.28	Catterick Garrison	Colburn	Colburn		Private	Housing
69	Land S Oak Tree Ave, Scotton	2.87	Catterick Garrison	Scotton	Scotton		Private	Housing
82	Land W St Johns Road, Hipswell	4.95	Catterick Garrison	Hipswell	Hipswell		Private	Housing
106	Colburn Grange	6.53	Catterick Garrison	Colburn	Colburn		Private	Housing
158	Former MOD Recreation Ground	3.72	Catterick Garrison	Colburn	Colburn		Private	Housing
204	Sour Beck	29.25	Catterick Garrison	Colburn / Brough with St Giles	Scotton / Brough with St Giles		Private	Housing
284	Land at Walkerville, Colburn	4.61	Catterick Garrison	Brough with St Giles	Catterick & Brompton on Swale		Private	Economic
298	Sour Beck (Site 2)	23.17	Catterick Garrison	Colburn / Brough with St Giles	Scotton / Brough with St Giles		Private	Housing
299	Sour Beck (Site 3)	22.7	Catterick Garrison	Colburn	Scotton		Private	Housing
405	Dalesman/ Community Centre	0.62	Catterick Garrison	Scotton	Scotton		MOD	Housing

Site ID	Site name	Site Area (ha)	Site Location	Parish	Ward		Land owner	Type of Allocation
361	Land Opp Haigh Road	8.32	Catterick Garrison	Hipswell	Hipswell		MOD	Housing
362	Land East of Richmond Road	4.87	Catterick Garrison	Hipswell	Hipswell		MOD	Housing
363	Land South Jutland Road	3.4	Catterick Garrison	Hipswell	Hipswell		MOD	Housing
371	Duchess of Kent Hospital	5.82	Catterick Garrison	Colburn	Colburn		MOD	Housing
376	West Scotton Road	8.51	Catterick Garrison	Scotton	Scotton		MOD	Housing
378	Land North Le Cateau School	8.93	Catterick Garrison	Scotton	Scotton		MOD	Housing
382	Land N loos Road	4.79	Catterick Garrison	Scotton	Scotton		MOD	Housing
383	Pinhill Mess	2.52	Catterick Garrison	Colburn	Colburn		MOD	Housing
386	Land NE Somme Barracks	9.04	Catterick Garrison	Colburn	Scotton		MOD	Housing
403	TMP (Horne Rd/Catterick Rd)	2.32	Catterick Garrison	Colburn	Colburn		MOD	Housing
404	Land S of Loos Rd	9.39	Catterick Garrison	Scotton	Scotton		MOD	Housing
105	Colburn Grange	5.47	Catterick Garrison	Colburn	Colburn		Private	Housing
335	Bedale Rd, Scotton	2.04	Catterick Garrison	Tunstall	Scotton		Private	Housing
339	Chartermark Way	3.49	Catterick Garrison	Colburn	Colburn		Private	Economic
343	Land at James Lane	14.29	Catterick Garrison	Tunstall	Scotton		Private	Housing
358	Land at Junction Haigh & Allenby Road	1.77	Catterick Garrison	Hipswell	Hipswell		MOD	Housing
360	Land West of Richmond Road	4.79	Catterick Garrison	Hipswell	Hipswell		MOD	Housing

Site ID	Site name	Site Area (ha)	Site Location	Parish	Ward		Land owner	Type of Allocation
366	Munster Barracks	21.31	Catterick Garrison	Hipswell	Hipswell		MOD	Military
368	Land West Sports & leisure centre	2.1	Catterick Garrison	Hipswell	Hipswell		MOD	Housing
377	Perone Lines	5.72	Catterick Garrison	Scotton	Scotton		MOD	Healthcare
381	Ext Somme Barracks	14.94	Catterick Garrison	Scotton	Scotton		MOD	Military
406	Extension to Marne Barracks	25.84	Catterick Village	Catterick	Catterick & Brompton on Swale		MOD	Military
388	Land North of Colburn Business Park	0.72	Catterick Garrison	Colburn	Colburn		Private	Economic
387	Land to Centre Colburn Business Park	1.07	Catterick Garrison	Colburn	Colburn		Private	Economic

Appendix 2 – Stage 1 Site Assessment Summary

Site ID	Site name	Site Area (ha)	Est. capacity no/ha	Site Location	Parish	Ward	Land owner	Type of Allocation	Below threshold	Full planning implemented	Entirely within floodzone 3b functional floodplain	Entirely within national designation - SAC, SPA, SSSI, SAM	Sites to move to Stage 2	Reason for not
12	Hipswell Croft	3	63	Catterick Garrison	Hipswell	Hipswell	Developer	Housing	No	Yes	No	No	No	Full planning permission implemented
26	Land E of Cookson Way, Colburn	4.29	107	Catterick Garrison	Brough with St Giles	Catterick & Brompton on Swale	Private	Housing	No	No	No	No	Yes	n/a
120	Somerset Close	1.15	40	Catterick Garrison	Hipswell	Hipswell	Developer	Housing	No	Yes	No	No	No	Full planning permission implemented
121	Gough Road	1.33	29	Catterick Garrison	Hipswell	Hipswell	Developer	Housing	No	App in	No	No	Yes	n/a
157	Colburn Park phase 2	5.7	201	Catterick Garrison	Colburn	Colburn	Developer	Housing	No	No	No	No	Yes	n/a
217	Land E of Byng Rd	0.43	12	Catterick Garrison	Colburn	Hipswell	Private	Housing	No	No	No	No	Yes	n/a
401	Colburndale III	0.43	12	Catterick Garrison	Colburn	Colburn	Developer	Housing	No	App in	No	No	Yes	n/a
13	Glencroft, Hipswell	0.65	17	Catterick Garrison	Hipswell	Hipswell	Private	Housing	No	No	No	No	Yes	n/a
122	Coronation Park	0.55	50	Catterick Garrison	Scotton	Scotton	Developer	Housing	No	App in	No	No	Yes	n/a
128	Land E Walkerville (1)	11.34	238	Catterick Garrison	Brough with St Giles	Catterick & Brompton on Swale	Private	Housing	No	No	No	No	Yes	n/a
420	Land E Walkerville (2)	5.58	117	Catterick Garrison	Brough with St Giles	Catterick & Brompton on Swale	Private	Housing	No	No	No	No	Yes	n/a
185	Land adj Lidl	0.91	24	Catterick Garrison	Brough with St Giles	Catterick & Brompton on Swale	Private	Housing	No	No	No	No	Yes	n/a
186	Land to East of St Giles Park	0.56	6	Catterick Garrison	Brough with St Giles	Catterick & Brompton on Swale	Private	Housing	Yes	No	No	No	No	Below threshold
356	Land East of Plumer Road	0.25	6	Catterick Garrison	Hipswell	Hipswell	MOD	Housing	Yes	No	No	No	No	Below threshold

Site ID	Site name	Site Area (ha)	Est. capacity no/ha	Site Location	Parish	Ward	Land owner	Type of Allocation	Below threshold	Full planning implemented	Entirely within floodzone 3b functional floodplain	Entirely within national designation - SAC, SPA, SSSI, SAM	Sites to move to Stage 2	Reason for not
	(Old F N C Shop)													
357	Land off Downholme Road	2.38	20	Catterick Garrison	Hipswell	Hipswell	MOD	Housing	No	No	No	No	Yes	n/a
359	Land North of Haigh Road	5.2	88	Catterick Garrison	Hipswell	Hipswell	MOD	Housing	No	No	No	No	Yes	n/a
364	Former Civil Service Club	1.82	49	Catterick Garrison	Hipswell	Hipswell	MOD	Housing	No	No	No	No	Yes	n/a
367	Land adj to Carnegill Hill	0.59	5	Catterick Garrison	Hipswell	Hipswell	MOD	Housing	Yes	No	No	No	No	Below Threshold
369	Land North Catterick Road	0.78	8	Catterick Garrison	Scotton	Scotton	MOD	Housing	Yes	No	No	No	No	Below Threshold
370	Former Recreation Land, Shute Rd	5.19	70	Catterick Garrison	Hipswell	Hipswell	MOD	Mixed Use	No	No	No	No	Yes	n/a
372	Former careers Offices	3.25	68	Catterick Garrison	Scotton	Scotton	MOD	Housing	No	No	No	No	Yes	n/a
373	Former Dental Care	0.34	10	Catterick Garrison	Scotton	Scotton	MOD	Housing	No	No	No	No	Yes	n/a
375	West Scotton Road	7.26	126	Catterick Garrison	Scotton	Scotton	MOD	Housing	No	No	No	No	Yes	n/a
379	Land West of Harley Crescent	0.74	12	Catterick Garrison	Colburn	Scotton	MOD	Housing	No	No	No	No	Yes	n/a
380	Welfare Unit Offices	0.82	22	Catterick Garrison	Colburn	Scotton	MOD	Housing	No	No	No	No	Yes	n/a
384	Harley Hills	43.64	915	Catterick Garrison	Colburn	Scotton	MOD	Housing	No	No	No	No	Yes	n/a
385	Land W Cleveland Road	1.96	34	Catterick Garrison	Colburn	Scotton	MOD	Housing	No	No	No	No	Yes	n/a
27	Land N & E of Beckwood Est	4.28	90	Catterick Garrison	Colburn	Colburn	Private	Housing	No	No	No	No	Yes	n/a
69	Land S Oak Tree Ave, Scotton	2.87	60	Catterick Garrison	Scotton	Scotton	Private	Housing	No	No	No	No	Yes	n/a
82	Land W St Johns Road, Hipswell	4.95	103	Catterick Garrison	Hipswell	Hipswell	Private	Housing	No	No	No	No	Yes	n/a

Site ID	Site name	Site Area (ha)	Est. capacity no/ha	Site Location	Parish	Ward	Land owner	Type of Allocation	Below threshold	Full planning implemented	Entirely within floodzone 3b functional floodplain	Entirely within national designation - SAC, SPA, SSSI, SAM	Sites to move to Stage 2	Reason for not
106	Colburn Grange	6.53	137	Catterick Garrison	Colburn	Colburn	Private	Housing	No	No	No	No	Yes	n/a
158	Former MOD Recreation Ground	3.72	78	Catterick Garrison	Colburn	Colburn	Private	Housing	No	No	No	No	Yes	n/a
204	Sour Beck	29.25	615	Catterick Garrison	Colburn / Brough with St Giles	Scotton / Brough with St Giles	Private	Housing	No	No	No	No	Yes	n/a
284	Land at Walkerville, Colburn	4.61	3.23	Catterick Garrison	Brough with St Giles	Catterick & Brompton on Swale	Private	Economic	No	No	No	No	Yes	n/a
298	Sour Beck (Site 2)	23.17	486	Catterick Garrison	Colburn / Brough with St Giles	Scotton / Brough with St Giles	Private	Housing	No	No	No	No	Yes	n/a
299	Sour Beck (Site 3)	22.7	477	Catterick Garrison	Colburn	Scotton	Private	Housing	No	No	No	No	Yes	n/a
405	Dalesman/ Community Centre	0.62	8	Catterick Garrison	Scotton	Scotton	MOD	Housing	Yes	No	No	No	No	Below Threshold
361	Land Opp Haigh Road	8.32	145	Catterick Garrison	Hipswell	Hipswell	MOD	Housing	No	No	No	No	Yes	n/a
362	Land East of Richmond Road	4.87	86	Catterick Garrison	Hipswell	Hipswell	MOD	Housing	No	No	No	No	Yes	n/a
363	Land South Jutland Road	3.4	60	Catterick Garrison	Hipswell	Hipswell	MOD	Housing	No	No	No	No	Yes	n/a
371	Duchess of Kent Hospital	5.82	122	Catterick Garrison	Colburn	Colburn	MOD	Housing	No	No	No	No	Yes	n/a
376	West Scotton Road	8.51	178	Catterick Garrison	Scotton	Scotton	MOD	Housing	No	No	No	No	Yes	n/a
378	Land North Le Cateau School	8.93	170	Catterick Garrison	Scotton	Scotton	MOD	Housing	No	No	No	No	Yes	n/a
382	Land N loos Road	4.79	84	Catterick Garrison	Scotton	Scotton	MOD	Housing	No	No	No	No	Yes	n/a
383	Pinhill Mess	2.52	53	Catterick Garrison	Colburn	Colburn	MOD	Housing	No	No	No	No	Yes	n/a

Site ID	Site name	Site Area (ha)	Est. capacity no/ha	Site Location	Parish	Ward	Land owner	Type of Allocation	Below threshold	Full planning implemented	Entirely within floodzone 3b functional floodplain	Entirely within national designation - SAC, SPA, SSSI, SAM	Sites to move to Stage 2	Reason for not
386	Land NE Somme Barracks	9.04	170	Catterick Garrison	Colburn	Scotton	MOD	Housing	No	No	No	No	Yes	n/a
403	TMP (Horne Rd/Catterick Rd)	2.32	48	Catterick Garrison	Colburn	Colburn	MOD	Housing	No	No	No	No	Yes	n/a
404	Land S of Loos Rd	9.39	163	Catterick Garrison	Scotton	Scotton	MOD	Housing	No	No	No	No	Yes	n/a
105	Colburn Grange	5.47	114	Catterick Garrison	Colburn	Colburn	Private	Housing	No	No	No	No	Yes	n/a
335	Bedale Rd, Scotton	2.04	42	Catterick Garrison	Tunstall	Scotton	Private	Housing	No	No	No	No	Yes	n/a
339	Chartermark Way	3.49	1.7	Catterick Garrison	Colburn	Colburn	Private	Economic	No	No	No	No	Yes	n/a
343	Land at James Lane	14.29	300	Catterick Garrison	Tunstall	Scotton	Private	Housing	No	No	No	No	Yes	n/a
358	Land at Junction Haigh & Allenby Road	1.77	47	Catterick Garrison	Hipswell	Hipswell	MOD	Housing	No	No	No	No	Yes	n/a
360	Land West of Richmond Road	4.79	100	Catterick Garrison	Hipswell	Hipswell	MOD	Housing	No	No	No	No	Yes	n/a
366	Munster Barracks	21.31	14.9	Catterick Garrison	Hipswell	Hipswell	MOD	Military	No	No	No	No	Yes	n/a
368	Land West Sports & leisure centre	2.1	44	Catterick Garrison	Hipswell	Hipswell	MOD	Housing	No	No	No	No	Yes	n/a
377	Perone Lines	5.72	1.9	Catterick Garrison	Scotton	Scotton	MOD	Healthcare	No	No	No	No	Yes	n/a
381	Ext Somme Barracks	14.94	10.45	Catterick Garrison	Scotton	Scotton	MOD	Military	No	No	No	No	Yes	n/a
406	Extension to Marne Barracks	25.84	18.1	Catterick Village	Catterick	Catterick & Brompton on Swale	MOD	Military	No	No	No	No	Yes	n/a
388	Land North of Colburn Business Park	0.72	0.72	Catterick Garrison	Colburn	Colburn	Private	Economic	No	No	No	No	Yes	n/a
387	Land to Centre Colburn Business Park	1.07	0.96	Catterick Garrison	Colburn	Colburn	Private	Economic	No	No	No	No	Yes	n/a

Objective Number	Objective	Prompts	Prompt Question	Prompt further info
1	To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	<p>Will the option / policy protect and enhance internationally, nationally and locally designated biodiversity / geo-diversity sites?</p> <p>Will the option / policy help to link habitats together or will it fragment them?</p> <p>Will important habitats and species outside of protected sites be affected?</p>	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated
				Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact
				No outside of a SPA, SAC, SSSI and buffer zones. No harm likely
			Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated
				Yes but harm can be mitigated
				No
			Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated
				Yes but harm can be mitigated
				No or opportunities to improve habitat
			Would development of the site fragment habitats?	Yes and harm cannot be mitigated
				Yes but harm can be mitigated
				No or opportunities to enhance
Would development of the site impact upon Ancient	Yes and harm cannot be mitigated			

Objective Number	Objective	Prompts	Prompt Question	Prompt further info
			Woodland, Veteran Trees or Tree subject to a preservation order (TPO)?	Yes but harm can be mitigated No
			Is the development within, or does it impact on, a mineral safeguarding area?	Yes and impact cannot be mitigated Yes but impact can likely be mitigated No
2	The prudent and efficient use of natural resources by minimising waste and re-using and recycling natural resources and materials locally	Will the option / policy encourage the use of recycled building materials? Will greenhouse gases be reduced?	Not applicable at site level insufficient information available. This will be addressed at the application stage through the Local Plan Sustainable Development Chapter	N/A
3	To ensure a sustainable transport network which encourages the use of public transport, cycling and walking which minimises traffic congestion and improves air quality	Will the option / policy promote use of public transport? Will the option / policy encourage active travel such as cycling and walking?	Does the site link to footpath and cycle routes?	No or poor links with no prospect of improving connectivity or creating new routes/paths No, but potential for new links to both footpaths and cycle paths and PROW Yes, already well connected or very little off site works required

Objective Number	Objective	Prompts	Prompt Question	Prompt further info
		Will the option / policy mean that journeys are longer?		to connect to the existing network.
		Could the option / policy decrease air quality affecting sensitive receptors?	Does the site have good connectivity to public transport (proximity to bus stop)?	No over 1200m
				Between 401 and 1200m
				Yes less than 400m
4	To make the most efficient use of land through optimising opportunities for the re-use of existing buildings and brownfield land.	Will the option / policy minimise the amount of land used?	Does the development re-use previously developed land?	No 0-25% of site is previously developed
		Will best and most versatile land be protected?		Yes 26-75% is previously developed
		Will it prioritise the re-use of previously developed land?		Yes 76-100% is previously developed
			Could the development make efficient use of land	No development at 0-20 dwellings per hectare
				Development at 21-29 dwellings per hectare
				Yes development likely to be at 30+ dwellings per hectare
			Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development
				Yes but contamination or ground conditions can be mitigated through development

Objective Number	Objective	Prompts	Prompt Question	Prompt further info
				No contamination or ground issues known
			Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land
				Yes loss of 3b, 4 and 5 grade agricultural land
				No previously developed or non-agricultural
5	To provide a good quality built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable design and construction, incorporating energy and water conservation measures, waste recycling facilities and increased use of sustainable materials.	Will the option / policy encourage the use of sustainable design? Will the public realm be improved? Will green infrastructure be enhanced?	Will development of the proposed site impact upon existing green infrastructure corridors?	Yes it will result in significant impact/loss of green infrastructure corridor
				Possible impact which can be mitigated through re-provision
				No impact on existing green infrastructure corridor or potential significant enhancement of them.
			Is the proposed site well connected to existing green infrastructure corridors?	No and limited opportunities to create link
				Not directly linked but likely to be possible to create one
				Yes the site is well related and connected to existing green infrastructure corridor
			Is the proposed preferred use for the site appropriate to the land uses of the surrounding	No, site is surrounded by uses not compliant with the proposed use and nuisance cannot be mitigated.

Objective Number	Objective	Prompts	Prompt Question	Prompt further info
			land (north, south, east, and west)?	No but nuisance can be mitigated
				Yes same use or no nuisance caused
			Is the development in an area where amenity is likely to be affected by noise or pollution to new or existing residents?	Yes adjacent to an industrial, farming or noise generating activity that cannot be mitigated
				Some uses that may affect amenity but likely to be mitigated against
				No development is not near to any uses likely to affect amenity
6	To ensure the creation of high quality, contextual buildings and places in which to live and work	Does the proposal maximise opportunities for high quality design? Is the option/policy encourage reflection of local setting?	N/A – It is not possible to apply this objective at the site assessment stage as the detailed design of a development will be provided and determined at the planning application stage. Policies in the Local Plan will require the design of development to be of a high quality and reflective of its context and immediate setting.	N/A

Objective Number	Objective	Prompts	Prompt Question	Prompt further info
7	To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions	<p>Will the option / policy increase the resilience of habitats to climate change, such as through strengthening ecological networks?</p> <p>Will the option / policy increase resilience to climate change risks such as lower water availability, increased subsidence or heatwaves?</p> <p>Will the option / policy result in a reduction in greenhouse gas emissions</p>	Is the proposed site in a location where the new development can likely be resilient to climate change?	<p>No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable</p> <p>Possibly, certain issues exist partly in (floodzone 2/3, partial risk of surface water flooding, largely south facing) but likely to be migrated through development</p> <p>Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change</p>
8	To maintain and enhance the quality and character of the landscape and protect the special qualities and setting of the AONB, National Park,	<p>Will designated landscapes be protected and enhanced?</p> <p>Will landscape character improve?</p>	Will the proposed development impact upon the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas	<p>Yes the proposed development will impact upon the special qualities and setting of these protected landscapes</p> <p>A potential impact that could likely be mitigated</p>

Objective Number	Objective	Prompts	Prompt Question	Prompt further info
	Tranquil and Dark Sky Areas and other protected areas.	Will tranquillity improve or deteriorate?		No impact on the setting and special qualities of these protected landscapes
			Is the site prominent in any significant views towards a settlement?	Yes the proposed development of this site will have a negative impact on significant views which cannot be mitigated
				Yes, but through careful and sensitive design and layout of the proposed development the impact can be reduced
				No the site is not prominent in any significant views towards a settlement
			Will the proposed development impact on the form and character of a settlement?	Yes significant impact that could not be mitigated through careful design
				The proposed development has potential to impact but this could be mitigated through careful design and layout
				No development of the site would not negatively impact on the form and character of a settlement and could form a natural extension or infill
	Yes the site is within an identified settlement gap and development			

Objective Number	Objective	Prompts	Prompt Question	Prompt further info							
			Is the site located in any identified settlement gaps?	<p>of this site would significantly affect its purpose</p> <p>The proposed development is partly within and could be designed in a way to enhance the purpose of the settlement gap</p> <p>No the proposed site is not located within an identified settlement gap or its development would enhance the purpose of the settlement gap.</p>							
9	To improve health and wellbeing by ensuring all groups of the population have access to adequate leisure facilities, recreational activities and health services.	<p>Will the option / policy increase or decrease access to health, wellbeing and leisure facilities?</p> <p>Will the option / policy increase exposure to factors that might affect health and wellbeing, such as air pollution, fast moving traffic?</p>	Does the proposed site have good access to recreational and health facilities?	<table border="1"> <tr> <td rowspan="3">Doctors</td> <td>Further than 15 minute walk (1251m+)</td> </tr> <tr> <td>Between 5 and 15 minute walk (416m and 1250m)</td> </tr> <tr> <td>5 minute walk or less (415m or less)</td> </tr> <tr> <td rowspan="2">Leisure Centre</td> <td>Further than 15 minute walk (1251m+)</td> </tr> <tr> <td>Between 10 and 15 minute walk (831m and 1250m)</td> </tr> </table>	Doctors	Further than 15 minute walk (1251m+)	Between 5 and 15 minute walk (416m and 1250m)	5 minute walk or less (415m or less)	Leisure Centre	Further than 15 minute walk (1251m+)	Between 10 and 15 minute walk (831m and 1250m)
Doctors	Further than 15 minute walk (1251m+)										
	Between 5 and 15 minute walk (416m and 1250m)										
	5 minute walk or less (415m or less)										
Leisure Centre	Further than 15 minute walk (1251m+)										
	Between 10 and 15 minute walk (831m and 1250m)										

Objective Number	Objective	Prompts	Prompt Question	Prompt further info	
					10 minute walk or less (830m or less)
				Children's Play Area	Further than 10 minute walk (831m+)
					Between 5 and 10 minute walk (416m and 830m)
					5 minute walk or less (415m or less)
				Informal Recreation/ Natural Green Space	Further than 15 minute walk (1251m+)
					Between 10 and 15 minute walk (831m and 1250m)
					10 minute walk or less (830m or less)
				Formal Outdoor Recreation (Playing Pitches)	Further than 15 minute walk (1251m+)
					Between 10 and 15 minute walk (831m and 1250m)

Objective Number	Objective	Prompts	Prompt Question	Prompt further info
			<p>Is the development in an area where the health and wellbeing of future or existing residents is likely to be affected by noise or air pollution or odours?</p>	<p>10 minute walk or less (830m or less)</p> <p>Yes near to an air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that cannot be mitigated</p> <p>Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that can be mitigated</p> <p>No development is not near to any uses likely to affect health and wellbeing of future or existing residents.</p>
10	To conserve and enhance the historic environment, heritage assets and their setting and improve understanding and enjoyment of local cultural heritage.	<p>Will designated heritage assets and their settings be protected?</p> <p>Will non-designated heritage assets and their settings be protected?</p> <p>Will historic character be enhanced?</p>	Would development affect the setting and/or significance of a Designated heritage Asset? (Listed Building, Scheduled Monument, Conservation Area, Historic Parkland etc)	<p>Yes the impact could not be mitigated through careful design of the development</p> <p>Yes but there is scope to mitigate the impact through careful design and layout of the development</p> <p>No impact on the setting and/or significance of a designated heritage asset. Development will enhance or better reveal elements which contribute to the significance of the heritage asset.</p>

Objective Number	Objective	Prompts	Prompt Question	Prompt further info
			Would development affect the character and appearance of a Conservation Area?	<p>Yes the impact could not be mitigated through careful design of the development</p> <p>Yes but there is scope to mitigate the impact through careful design and layout of the development</p> <p>No impact on the character and appearance of the Conservation Area. Development will enhance or better reveal elements which contribute to the character and appearance of the conservation area.</p>
			Would development affect the setting and/or significance of a non-designated heritage asset	<p>Yes the impact could not be mitigated through careful design of the development</p> <p>Yes but there is scope to mitigate the impact through careful design and layout of the development</p> <p>No impact on the asset or development will enhance or better reveal elements which contribute to the significance of the non-designated heritage asset.</p>
11	To provide a mix of housing types and tenures in order to ensure all have the opportunity to meet	Will housing supply increase in line with demand?	Will the development provide an adequate overall mix of housing in terms of type, size and	All sites allocated for residential development are expected to meet Local Plan Policies on housing mix

Objective Number	Objective	Prompts	Prompt Question	Prompt further info
	their housing needs in accommodation of adequate quality.	Will affordable housing be supported?	tenure to meet local needs?	N/A – Site is only being considered for employment purposes
			Will development provide affordable housing of the appropriate amount, type, size and tenure?	All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements
				Not applicable no affordable housing required or the site is only being considered for employment purposes
12	To provide a reduction in crime and improve the perception of safety and security.	Does the option / policy help 'design out crime'?	Not Applicable at site assessment stage. All development will be expected to achieve this at the planning application stage where Local Plan policies in this regard will be applied.	N/A
13	To provide a range of good quality employment opportunities available to all.	Will the option / policy create new jobs?	Will development of the proposed site create direct jobs?	N/A the proposed site is for housing development
		Will the option / policy increase access to jobs?		Possible mixed use site
				Yes the site is proposed for employment use so direct job creation would be expected.
			Will the proposed development great good quality employment opportunities for all	N/A the proposed site is for housing development
				Possibly the site is a mixed use site

Objective Number	Objective	Prompts	Prompt Question	Prompt further info
				Yes the site is proposed for allocation as a high quality employment site
14	To provide conditions which encourage economic growth, business success, diversification of existing enterprises and investment in both urban and rural locations.	Will local services and businesses be supported? Will tourism be encouraged?	Will development of the proposed site encourage investment, economic growth and business diversification	N/A the proposed site is for housing development Possibly the site is mixed use so may offer some scope for growth, investment and diversification. Yes the site is proposed for employment uses and would encourage growth, diversification and investment in the local economy
15	To provide education and training opportunities which build the skills and capacity of the population	Will the option / policy increase access to jobs? Does the option/policy encourage training opportunities for the local population?	This objective is not applicable for the site assessment appraisal. Local plan policies will encourage and expect applicants to demonstrate how the development will provide education and training opportunities for the local population	N/A
16	To maintain and enhance provision of infrastructure including local services and community facilities to	Will adequate provision of local services and community facilities exist?	Does the site have good connectivity to facilities and services?	Town Centre Further than 20 minute walk (1661m +) Between 10 and 20 minute walk

Objective Number	Objective	Prompts	Prompt Question	Prompt further info	
	ensure needs can be met locally.				(831m and 1659m) 10 minute walk or less (830m or less)
				Primary School	Further than 15 minute walk (1251m+) Between 5 and 15 minute walk (416m and 1250m) 5 minute walk or less (415m or less)
				Secondary School	Further than 20 minute walk (1661m+) Between 10 and 20 minute walk (831m and 1660m) 10 minute walk or less (830m or less)
				Village Hall	Further than 15 minute walk (1251m+) Between 10 and 15 minute walk

Objective Number	Objective	Prompts	Prompt Question	Prompt further info
				<div style="background-color: yellow; padding: 2px;">(831m and 1250m)</div> <div style="background-color: green; padding: 2px;">10 minute walk or less (830m or less)</div> <div style="background-color: red; padding: 2px;">Employment Areas Further than 20 minute walk (1660m+)</div> <div style="background-color: yellow; padding: 2px;">Between 10 and 20 minute walk (831m and 1659m)</div> <div style="background-color: green; padding: 2px;">Less than 10 minute walk (829m or less)</div> <div style="background-color: red; padding: 2px;">Convenience Store Further than 10 minute walk (831m+)</div> <div style="background-color: yellow; padding: 2px;">Between 5 and 10 minute walk (416m and 830m)</div> <div style="background-color: green; padding: 2px;">5 minute walk or less (415m or less)</div>
17	To encourage vibrant communities that participate in decision making	Does the option/policy support/maintain communities?	Is the proposed site in close proximity to the existing settlement with	No the site is over 1200m from the nearest housing with limited scope to provide direct connectivity

Objective Number	Objective	Prompts	Prompt Question	Prompt further info
		Does the option/policy encourage community involvement in development?	connectivity to existing housing?	<p>The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity</p> <p>The site is less than 400m from the nearest housing area with direct links available</p>
18	To protect and enhance water resources, water quality and water availability	<p>Will the option / policy affect any sensitive water receptors?</p> <p>Will water be saved or will abstraction of water affect water availability?</p>	Is the site within a Groundwater Source Protection Zone 1, 2 or 3?	<p>Yes, Zone 1 and employment allocation</p> <p>Yes, Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment.</p> <p>No not within a Groundwater Protection Zone</p>
			Will development of the proposed site affect any sensitive water receptors?	<p>Yes and impact unable to be mitigated</p> <p>Yes impact can be mitigated</p> <p>No the development will not affect any sensitive water receptors</p>
19	To reduce the risk of flooding from all sources, both now and in the future	Will the option / policy increase surface or fluvial flooding or will development be vulnerable to flooding?	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	<p>Yes, extremely significant</p> <p>A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event</p>

Objective Number	Objective	Prompts	Prompt Question	Prompt further info
				<p>or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding</p> <p>Site does not fall within a flood zone and has minimal or no risk of surface water flooding</p>
			Will development of the proposed site increase the risk of flooding?	<p>Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.</p> <p>Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.</p> <p>No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.</p>
			Can any increase in risk of flooding be mitigated?	<p>No</p> <p>Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.</p> <p>Yes</p> <p>Not applicable green above</p>

Appendix 4 – Stage 2 - Sustainability Appraisal Assessment Rationale and Approach

For each of the proposed sites the Sustainability Objectives will be assessed against the following classification of effect where appropriate to each decision making criteria:

Symbol	Effect	Description
↑↑	Significant Positive Effect	The proposed site contributes significantly to the achievement of the objective.
↑	Positive Effect	The proposed site contributes to the achievement of the objective but not significantly.
N	Neutral Effect	The proposed site will have a neutral effect on the objective.
+/-	Positive & Negative Effect	The proposed site will have both a positive and negative effect on the achievement of objective
↓	Negative Effect	The proposed site detracts from the achievement of the objective but not significantly.
↓↓	Significant Negative Effect	The proposed site detracts significantly from the achievement of the objective.

The effect scored against each Sustainability Objective is then considered in terms of the following measures of the extent of the possible effect:

- **Likelihood of Effect** - the extent to which the effect is likely to happen.
- **Timescale of Effect** - the timeframe during which the effect is expected to continue.
- **Frequency** - the rate at which the effect is expected to occur.
- **Type of Effect** – the way in which the effect is expected to occur
- **Reversibility** - the extent to which the effect is capable of being reversed.
- **Spatial Extent** - the area over which the effect is experienced.

The assessment against each of these measures is displayed in each site assessment option table using the following symbols:

Likelihood of Effect	Symbol
Likely	L
Uncertain	-
Unlikely	U

Timescale of Effect	Symbol
Short Term (0-5 Years)	ST
Medium Term (6-10 years)	MT
Long Term (11-15 Years)	LT

Frequency of Effect	Symbol
Permanent	P
Temporary	T
Re-occurring	R

Type of Effect	Symbol
Indirect	I
Direct	D
Uncertain	U

Reversibility of effect	Symbol
Reversible	R
Irreversible	I

Spatial Extent of Effect	Symbol
Site Based	SB
Local Area	LA
District-wide	DW
Cross Boundary	CB

Appendix 5 – Sustainability Appraisal Outcome Summary

Site ID	Site name	Site Location	Parish	Ward	Type of Allocation	Sustainability Appraisal Summary
26	Land E of Cookson Way, Colburn	Catterick Garrison	Brough with St Giles	Catterick & Brompton on Swale	Housing	A greenfield site on eastern edge of the urban extent of Catterick Garrison (Colburn). Sites has mixed levels of accessibility to facilities and services. Performs well against objectives 5, 10, 11, 17 and 18. Mitigation will be required in relation to objective 19.
121	Gough Road	Catterick Garrison	Hipswell	Hipswell	Housing	This previously developed site is centrally located within the main urban extent of Catterick Garrison in close proximity to a range of services including the Primary School, Town Centre, Doctors Surgery and Leisure Centre. It performs well against objectives 3,4, 8, 10, 11, 17 and 18. Mitigation will be required in relation to objectives 1, 7 and 19, although development is likely to be avoidable in the areas at highest risk of flooding and the main habitat.
157	Colburn Park phase 2	Catterick Garrison	Colburn	Colburn	Housing	A brownfield site within the urban extent of Colburn surrounded by a mix of uses. Site has mixed levels of accessibility to facilities and services. Performs well against objectives 3, 8, 10,17 and 18. Mitigation/avoidance required in relation to objectives 7 and 19.
217	Land E of Byng Rd	Catterick Garrison	Colburn	Hipswell	Housing	A greenfield site situated in the green corridor between Hipswell and Catterick Garrison and within the proposed settlement gap between Colburn, Colburn Village and Hipswell. Sites has good levels of accessibility to facilities and services. It also at significant risk of flooding. Performs well against objectives 3, 10, 17 and 18. Performs negatively against objectives 1,4,5, 7,8 and 19.
401	Colburndale III	Catterick Garrison	Colburn	Colburn	Housing	A brownfield site within the urban extent of Colburn surrounded by a mix of uses. Site has generally good levels of accessibility to facilities and services. Performs well against objectives 3, 8, 10,17 and 18. Mitigation/avoidance required in relation to objective 5.
13	Glencroft, Hipswell	Catterick Garrison	Hipswell	Hipswell	Housing	A small greenfield site to the north east of Catterick Garrison Town Centre, which would be natural infill and is generally well related to recreation, facilities and services. Performs well against objectives 3, 5, 10, 17 and 18. Mitigation will be required in relation to objective 1.

Site ID	Site name	Site Location	Parish	Ward	Type of Allocation	Sustainability Appraisal Summary
122	Coronation Park	Catterick Garrison	Scotton	Scotton	Housing	A partly previously developed site and every covered with vegetation. Site generally has good levels of access to many facilities and services (objective 16) and has acceptable accessibility to existing transport network (objective 3), although access to health, leisure and recreation facilities is also mixed. Performs well against objectives 8, 10, 16, 17 and 18. Mitigation required in relation to objectives 1 and 3.
420	Land E Walkerville	Catterick Garrison	Brough with St Giles	Catterick & Brompton on Swale	Housing	A greenfield site on eastern edge of the urban extent of Catterick Garrison (Colburn). Sites has mixed levels of accessibility to facilities and services. Performs well against objectives 3, 5, 10, 11, 17 and 18.
128	Land E Walkerville	Catterick Garrison	Brough with St Giles	Catterick & Brompton on Swale	Housing	A greenfield site on eastern edge of the urban extent of Catterick Garrison (Colburn). Sites has mixed levels of accessibility to facilities and services and contains a significant area of land at high risk of surface water flooding. It will also negatively impact upon the character and form of Catterick Garrison. Performs negatively against objectives 7,8, 16 and 19.
185	Land adj Lidl	Catterick Garrison	Brough with St Giles	Catterick & Brompton on Swale	Housing	A brownfield site within the eastern edge of the urban extent of Catterick Garrison (Colburn) surrounded by a mix of uses. Site has mixed levels of accessibility to facilities and services. Performs well against objectives 3, 8, 10,17 and 18. Mitigation required in relation to objectives 5 and 9.
357	Land off Downholme Road	Catterick Garrison	Hipswell	Hipswell	Housing	A reverted greenfield site in the northern part of Catterick Garrison, which has mixed levels of pedestrian access to recreation, facilities and services (objectives 9 and 16). Performs well against objectives 3, 8, 10, 17 and 18. Mitigation will be required in relation to objective 1 and 5 in relation to biodiversity and the green infrastructure corridor.
359	Land North of Haigh Road	Catterick Garrison	Hipswell	Hipswell	Housing	A greenfield site to the north of Catterick Garrison, which has mixed to poor levels of pedestrian access to recreation, facilities and services (objectives 9 and 16). Performs well against objectives 10, 11, 17 and 18. Mitigation will be required in relation to objective 1, 5, 8 and 19 in relation to biodiversity, green infrastructure corridor, surface water flooding and landscape character.

Site ID	Site name	Site Location	Parish	Ward	Type of Allocation	Sustainability Appraisal Summary
364	Former Civil Service Club	Catterick Garrison	Hipswell	Hipswell	Housing	A medium sized brownfield site situated to the north of Catterick Garrison Town Centre. The site would form a natural extension and is generally well related to recreation, facilities and services. Performs well against objectives 3, 5, 9, 17 and 18. Mitigation will be required in relation to objective 1.
370	Former Recreation Land, Shute Rd	Catterick Garrison	Hipswell	Hipswell	Mixed Use	A previously developed site within the Town Centre currently partly occupied with areas of vacant land. Site offers opportunity for redevelopment and enhancement of vacant elements. Site is excellently located in terms of access to recreation, facilities and services. Performs well against objectives 3,8, 9, 10, 16, 17 and 18. A small element of mitigation will be required in relation to objectives 1 and 19.
372	Former careers Offices	Catterick Garrison	Scotton	Scotton	Housing	A MOD site which is currently partly brownfield and partly a recreation area. Site generally has mixed levels of access to many facilities and services (objective 16) but does have reasonable accessibility to existing transport network (objective 3), although access to health, leisure and recreation facilities is also mixed. Performs well against objectives 3, 8, 10, 17 and 18. Mitigation required in relation to objectives 1.
373	Former Dental Care	Catterick Garrison	Scotton	Scotton	Housing	A MOD site which is currently in use and therefore brownfield. Site generally has reasonable levels of access to many facilities and services (objective 16) but does have good accessibility to existing transport network (objective 3), although access to health, leisure and recreation facilities is also mixed. Performs well against objectives 3, 5, 8, 10, 17 and 18. Mitigation required in relation to objectives 1.
375	West Scotton Road	Catterick Garrison	Scotton	Scotton	Housing	A MOD site which is currently grazing parkland with tree cover. Site generally has mixed levels of access to many facilities and services (objective 16) but does have reasonable accessibility to existing transport network (objective 3), although access to health, leisure and recreation facilities is also mixed. Performs well against objectives 3,17 and 18. Mitigation required in relation to objectives 1,8, 10 and 19.
379	Land West of Harley Crescent	Catterick Garrison	Colburn	Scotton	Housing	A small greenfield site. Site has mixed levels of access to many facilities and services (objectives 9 and 15), although does have good accessibility to existing transport network (objective 3). Performs well against objectives 3, 8, 10, 17 and 18. Mitigation will be required in relation to objective 1 and 19 in relation to biodiversity habitat and flood risk.

Site ID	Site name	Site Location	Parish	Ward	Type of Allocation	Sustainability Appraisal Summary
380	Welfare Unit Offices	Catterick Garrison	Colburn	Scotton	Housing	A small previously developed site currently containing unit welfare offices. Site has mixed levels of access to many facilities and services (objectives 9 and 15), although does have good accessibility to existing transport network (objective 3). Performs well against objectives 3, 8, 10, 17 and 18. Mitigation will be required in relation to objective 1 and 9 in relation to neighbouring use and biodiversity habitat.
384	Harley Hills	Catterick Garrison	Colburn	Scotton	Housing	A large greenfield site on the south eastern edge of Catterick Garrison which would form a natural extension and is generally well related to recreation, facilities and services. Performs well against objectives 5, 10, 17 and 18. Mitigation will be required in relation to objective 1 and 19 and development avoided in areas at high risk of flooding.
385	Land W Cleveland Road	Catterick Garrison	Colburn	Scotton	Housing	A small informal recreation area on the south eastern edge of Catterick Garrison which is adjacent to Somme Barracks but distant from many facilities and services (objectives 9 and 16), although does have good accessibility to existing transport network. Performs well against objectives 8, 10, 17 and 18 but its development would have a negative impact on the green infrastructure network (objective 5). Mitigation will be required in relation to objective 1.
27	Land N & E of Beckwood Est	Catterick Garrison	Colburn	Colburn	Housing	A greenfield site on north eastern edge of the urban extent of Catterick Garrison (Colburn). Sites has mixed levels of accessibility to facilities and services. Performs well against objectives 8, 10, 11, 17 and 18. Site performs negatively in relation to objectives 5 and 9 due to proximity to Colburn WWTW.
69	Land S Oak Tree Ave, Scotton	Catterick Garrison	Scotton	Scotton	Housing	A greenfield site on the southern edge of Scotton which is in isolation and is distant from many recreation, facilities and services and minor connectivity works required. Site would negatively impact upon the layout and character which cannot be mitigated. Performs well against objectives 10, 11, 17, 18 and 19. Mitigation will be required in relation to objectives 1 and 3.
82	Land W St Johns Road, Hipswell	Catterick Garrison	Hipswell	Hipswell	Housing	A greenfield site situated on the north eastern edge of Hipswell and within the proposed settlement gap between Colburn, Colburn Village and Hipswell. Sites has good levels of accessibility to facilities and services. Performs well against objectives 11, 17 and 18. Mitigation required against objectives 1 and 10. Site performs negatively against objective 8 particularly.

Site ID	Site name	Site Location	Parish	Ward	Type of Allocation	Sustainability Appraisal Summary
106	Colburn Grange	Catterick Garrison	Colburn	Colburn	Housing	A greenfield site on northern edge of Catterick Garrison situated in the open countryside and proposed settlement gap between Colburn, Colburn Village and Hipswell. Sites has mixed levels of accessibility to facilities and services. It will also negatively impact upon the distinctive character and form of the area. Performs well against objectives 10, 11, 17 and 18. Performs negatively against objectives 3 and 8. Mitigation and or avoidance measures will be required in relation to objectives 5 and 19.
158	Former MOD Recreation Ground	Catterick Garrison	Colburn	Colburn	Housing	A greenfield site situated partly in the proposed settlement gap between Colburn, Colburn Village and Hipswell. Sites has generally acceptable levels of accessibility to facilities and services although would require mitigation given proximity to farm. It will also require careful mitigation to avoid negatively impacting upon the distinctive character and form of the area and maintaining separation of the settlements. Performs well against objectives 3,10, 11, 17 and 18.
204	Sour Beck	Catterick Garrison	Colburn / Brough with St Giles	Scotton / Brough with St Giles	Housing	A large greenfield site on the south eastern edge of Catterick Garrison which would form a natural extension and is fairly well related to recreation, facilities and services although substantial connectivity works required and vehicular access dependant on other sites. Performs well against objectives 10, 11, 17 and 18. Mitigation will be required in relation to objective 1, 3 and 19 and development avoided in areas at high risk of flooding.
284	Land at Walkerville, Colburn	Catterick Garrison	Brough with St Giles	Catterick & Brompton on Swale	Economic	This is a greenfield site located to the east of the urban extent of Catterick Garrison (Colburn) and adjacent to Walkerville Industrial Estate and would form a logical extension. The site is generally well related to facilities and services. Performs well against objectives 3, 13,14,17 and 18. Mitigation will be required in relation to objectives 5 and 10.
298	Sour Beck (Site 2)	Catterick Garrison	Colburn / Brough with St Giles	Scotton / Brough with St Giles	Housing	A large greenfield site on the south eastern edge of Catterick Garrison which in isolation is distant from the urban extent and is distant from many recreation, facilities and services and substantial connectivity works required and vehicular access dependant on other sites. Performs well against objectives 10, 11 and 18. Mitigation will be required in relation to objective 1, 3 and 19 and development avoided in areas at high risk of surface water flooding.
299	Sour Beck (Site 3)	Catterick Garrison	Colburn	Scotton	Housing	A large greenfield site on the south eastern edge of Catterick Garrison which in isolation is distant from the urban extent and is distant from many recreation, facilities and services although substantial connectivity works required and vehicular access dependant on other sites. Performs well against objectives 10, 11 and 18. Mitigation will be required in relation to objective 1, 3 and 19 and development avoided in areas at high risk of flooding.

Site ID	Site name	Site Location	Parish	Ward	Type of Allocation	Sustainability Appraisal Summary
361	Land Opp Haigh Road	Catterick Garrison	Hipswell	Hipswell	Housing	A greenfield site to the north east of Catterick Garrison, which has mixed levels of pedestrian access to recreation, facilities and services (objectives 9 and 16). Performs well against objectives 3, 10, 11, 17 and 18. Mitigation will be required in relation to objective 1, 5, 8 and 19 in relation to biodiversity, green infrastructure corridor, surface water flooding and landscape character.
362	Land East of Richmond Road	Catterick Garrison	Hipswell	Hipswell	Housing	A greenfield site to the north east of Catterick Garrison Town Centre, which is generally well related to recreation, facilities and services (objectives 9 and 16). Performs well against objectives 3, 10, 11, 17 and 18. Mitigation will be required in relation to objective 1, 5, 8 and 19 in relation to biodiversity, green infrastructure corridor, surface water flooding and landscape character.
363	Land South Jutland Road	Catterick Garrison	Hipswell	Hipswell	Housing	A greenfield site to the north east of Catterick Garrison Town Centre, which is generally well related to recreation, facilities and services (objectives 9 and 16). Performs well against objectives 3, 10, 11, 17 and 18. Mitigation will be required in relation to objective 1, 5, 8 and 19 in relation to biodiversity, green infrastructure corridor, surface water flooding and landscape character.
371	Duchess of Kent Hospital	Catterick Garrison	Colburn	Colburn	Housing	A substantial brownfield site. Site has mixed but generally good levels of access to many facilities and services (objectives 9 and 15) and does have good accessibility to existing transport network (objective 3). Performs well against objectives 3, 8, 10, 17 and 18. Mitigation will be required in relation to objective 1 and 19 in relation to biodiversity habitat and surface water flood risk.
376	West Scotton Road	Catterick Garrison	Scotton	Scotton	Housing	A MOD site which is currently grazing parkland with tree cover. Site generally has mixed/poor levels of access to many facilities and services (objective 16) but does have reasonable accessibility to existing transport network (objective 3), although access to health, leisure and recreation facilities is also mixed. Performs well against objectives 17 and 18. Mitigation required in relation to objectives 1,8 and 10.
378	Land North Le Cateau School	Catterick Garrison	Scotton	Scotton	Housing	A MOD predominantly brownfield site which has largely been cleared. Site generally has adequate levels of access to many facilities and services (objective 16) and does have good accessibility to existing transport network (objective 3), although access to health, leisure and recreation facilities is more mixed. Performs well against objectives 3,4, 8, 10, 17 and 18. Mitigation/Avoidance will be required in relation to objective 1 and 19 in relation to biodiversity and flood risk.

Site ID	Site name	Site Location	Parish	Ward	Type of Allocation	Sustainability Appraisal Summary
382	Land N loos Road	Catterick Garrison	Scotton	Scotton	Housing	A MOD site which is currently grazing land and tree cover part of which is reverted from past development. Site generally has poor levels of access to many facilities and services (objective 16) but does have reasonable accessibility to existing transport network (objective 3), although access to health, leisure and recreation facilities is more mixed. Performs well against objectives 10, 17 and 18. Performs poorly against objectives 5,7 and 19 in relation to impact on the green infrastructure corridor and flood risk.
383	Pinhill Mess	Catterick Garrison	Colburn	Colburn	Housing	A MOD brownfield site in a fairly prominent location near to the main access route through Catterick Garrison. Site generally has good levels of access to many facilities and services (objective 16) and does have good accessibility to existing transport network (objective 3), although access to health, leisure and recreation facilities is more mixed. Performs well against objectives 3,4, 8, 10, 17 and 18. Mitigation will be required in relation to objective 1 in relation to biodiversity.
386	Land NE Somme Barracks	Catterick Garrison	Colburn	Scotton	Housing	A large greenfield site on the south eastern edge of Catterick Garrison which is adjacent to Somme Barracks but distant from many recreation, facilities and services, although does have good accessibility to existing transport network. Performs well against objectives 10, 17 and 18. Mitigation will be required in relation to objective 1 and 19 and development avoided in areas at high risk of surface water flooding.
403	TMP (Horne Rd/Catterick Rd)	Catterick Garrison	Colburn	Colburn	Housing	A brownfield site in a prominent location on the main access route through Catterick Garrison. Site generally has good levels of access to many facilities and services (objective 16) and does have good accessibility to existing transport network (objective 3), although access to health, leisure and recreation facilities is more mixed. Performs well against objectives 1,3,4, 8, 10, 17 and 18. Mitigation will be required in relation to objective 19 in relation to biodiversity surface water flood risk.
404	Land S of Loos Rd	Catterick Garrison	Scotton	Scotton	Housing	A MOD site partly previously developed and partly reverted grazing land. Site generally has poor levels of access to many facilities and services (objective 16) but does have reasonable accessibility to existing transport network (objective 3), although access to health, leisure and recreation facilities is more mixed. Performs well against objectives 8, 10, 17 and 18. Mitigation/Avoidance will be required in relation to objectives 1 and 19 in relation to biodiversity and flood risk.
105	Colburn Grange	Catterick Garrison	Colburn	Colburn	Housing	A greenfield site on western edge of Colburn situated in the open countryside and proposed settlement gap between Colburn, Colburn Village and Hipswell. Sites has generally good levels of accessibility to facilities and services although would require mitigation given proximity to farm. It will also negatively impact upon the distinctive character and form of the area. Performs well against objectives 3,10, 11, 17 and 18. Performs negatively against objective 8.

Site ID	Site name	Site Location	Parish	Ward	Type of Allocation	Sustainability Appraisal Summary
335	Bedale Rd, Scotton	Catterick Garrison	Tunstall	Scotton	Housing	A greenfield site on the eastern edge of Scotton which is in isolation and distant from the built extent and is distant from many recreation, facilities and services and minor connectivity works required. Site would negatively impact upon the layout and character which cannot be mitigated. Performs well against objectives 10, 11, 17, 18 and 19. Mitigation will be required in relation to objectives 1 and 3.
339	Chartermark Way	Catterick Garrison	Colburn	Colburn	Economic	This is a previously developed site located within Colburn Business Park within the urban extent of Catterick Garrison (Colburn) and would form a logical extension to the Business Park. The site is generally well related to facilities and services. Performs well against objectives 8, 10,13,14,17 and 18. Mitigation will be required in relation to objectives 5, 10 and 19.
343	Land at James Lane	Catterick Garrison	Tunstall	Scotton	Housing	A large greenfield site on the southern edge of Catterick Garrison which is in isolation and distant from the urban extent and is distant from many recreation, facilities and services and connectivity works required. Site would negatively impact upon the layout and character which cannot be mitigated. Performs well against objectives 10, 11 and 18. Mitigation will be required in relation to objective 1, 3 and 19 and development avoided in areas at high risk of surface water flooding.
358	Land at Junction Haigh & Allenby Road	Catterick Garrison	Hipswell	Hipswell	Housing	A greenfield site to the north of Catterick Garrison, which has mixed to poor levels of pedestrian access to recreation, facilities and services (objectives 9 and 16). Performs well against objectives 10, 11, 17 and 18. Mitigation will be required in relation to objective 1, 5, 8 and 19 in relation to biodiversity, green infrastructure corridor and surface water flooding although impact on green corridor through loss of woodland unlikely to be mitigatable.
360	Land West of Richmond Road	Catterick Garrison	Hipswell	Hipswell	Housing	A greenfield site to the north of Catterick Garrison, which has mixed to poor levels of pedestrian access to recreation, facilities and services (objectives 9 and 16). Performs well against objectives 10, 17 and 18. Development of this site will have a significant negative impact upon Biodiversity and the neighbouring SINC woodland and green infrastructure corridor which is unlikely to be mitigatable given the sites small scale nature.
366	Munster Barracks	Catterick Garrison	Hipswell	Hipswell	Military	The site is a large greenfield area forming part of the military training estate and located on western edge of Catterick Garrison built extent. The site is generally well related to the military estate. Performs well against objectives 3 and 18. Mitigation will be required in relation to objectives 1,5, 7, 8, 10 and 19 in relation to biodiversity, green infrastructure, surface water flooding and impact on the landscape and historic environment.

Site ID	Site name	Site Location	Parish	Ward	Type of Allocation	Sustainability Appraisal Summary
368	Land West Sports & leisure centre	Catterick Garrison	Hipswell	Hipswell	Housing	A greenfield site near to Catterick Garrison town centre, which generally has good to mixed levels of pedestrian access to recreation, facilities and services (objectives 9 and 16). Performs well against objectives 3, 10, 17 and 18. Site forms part of the green infrastructure corridor and development of it is unlikely to be able to mitigate its impact or loss.
377	Perone Lines	Catterick Garrison	Scotton	Scotton	Military	The site is a brownfield site. The site is generally well related to other facilities. Performs well against objectives 3, 5, 8 and 18. Mitigation will be required in relation to objectives 1, 7 and 19 in relation to biodiversity and surface water flooding.
381	Ext Somme Barracks	Catterick Garrison	Scotton	Scotton	Military	The site is reverted greenfield site adjacent to Somme Barracks. The site is generally well related to the military estate. Performs well against objectives 3, 8, 10 and 18. Mitigation will be required in relation to objectives 1,5, 7 and 19 in relation to biodiversity, green infrastructure and surface water flooding.
406	Extension to Marne Barracks	Catterick Village	Catterick	Catterick & Brompton on Swale	Military	The site forms part of the Catterick Airfield now used as Marne Barracks and located on southern edge of Catterick Village built extent. The site is generally well related to the military estate. Performs well against objectives 3 and 18. Mitigation will be required in relation to objectives 1,5, 7, 8, 10 and 19 in relation to biodiversity, green infrastructure, surface water flooding and impact on the landscape and historic environment.
388	Land North of Colburn Business Park	Catterick Garrison	Colburn	Colburn	Economic	This is a previously developed site located within Colburn Business Park within the urban extent of Catterick Garrison (Colburn) and would form a logical extension to the Business Park. The site is generally well related to facilities and services. Performs well against objectives 8, 10,13,14,17 and 18.
387	Land to Centre Colburn Business Park	Catterick Garrison	Colburn	Colburn	Economic	This is a previously developed site located within Colburn Business Park within the urban extent of Catterick Garrison (Colburn) and would form a logical extension to the Business Park. The site is generally well related to facilities and services. Performs well against objectives 8, 10,13,14,17 and 18.

Appendix 6 - Sustainability Appraisal Site Assessment Forms

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
26	Land East of Cookson Way	Brough St Giles	4.29	Housing						
Context: This is a greenfield site on the eastern edge of the urban extent of Catterick Garrison (Colburn). Residential development to the west. Greenfield (Site 128) to the South and East and also to the North. Site is grazing land with outline permission (17/00628/OUT) for housing and under option to developer.										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones. No harm likely	↑	L	LT	P	D	R	SB
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact								
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	No							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	No or opportunities to improve habitat							
		Yes, potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site fragment habitats?	Yes and harm cannot be mitigated	No opportunity to enhance							
		Yes potentially but harm can be mitigated								
		No or opportunities to enhance								
	Would development of	Yes and harm cannot be mitigated	No							

	the site impact upon Ancient Woodland, Veteran Trees or Tree subject to a preservation order (TPO)?	Yes potentially but harm can be mitigated								
		No								
	Is the development within, or does it impact on, a mineral safeguarding area?	Yes and impact cannot be mitigated	Yes small south western part of site but impact can likely be mitigated							
		Yes but impact can likely be mitigated								
		No								
2) The prudent and efficient use of natural resources by minimising waste and re-using and recycling natural resources and materials locally	Not applicable at site level insufficient information available. This will be addressed at the application stage through the Local Plan Sustainable Development Chapter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3) To ensure a sustainable transport network which encourages the use of public transport, cycling and walking which minimises traffic congestion and improves air quality	Does the site link to footpath and cycle routes?	No or poor links with no prospect of improving connectivity or creating new routes/paths	Yes, already well connected with very little off site works required to connect to the existing network.	↑	L	LT	R	I	R	LA
		No, but potential for new links to both footpaths and cycle paths and PROW								
		Yes, already well connected or very little off site works required to connect to the existing network.								
	Does the site have good connectivity to public transport	No over 1200m	Between 401 and 1200m							
		Between 401 and 1200m								

	(proximity to bus stop)?	Yes less than 400m									
4) To make the most efficient use of land through optimising opportunities for the re-use of existing buildings and brownfield land.	Does the development re-use previously developed land?	No 0-25% of site is previously developed	No 0-25% of site is previously developed	+/- Site is greenfield, grade 3b agricultural land. Development of this site is likely to be able to make efficient use of land and unlikely to be any significant contamination or ground condition issues on site.	L	LT	P	D	R	SB	
		Yes 26-75% is previously developed									
		Yes 76-100% is previously developed									
	Could the development make efficient use of land	No development at 0-20 dwellings per hectare	Yes development likely to be at 30+ dwellings per hectare								
		Development at 21-29 dwellings per hectare									
		Yes development likely to be at 30+ dwellings per hectare									
	Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development	No contamination or ground issues known								
		Yes but contamination or ground conditions can be mitigated through development									
		No contamination or ground issues known									
	Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land	Yes loss of 3b, 4 and 5 grade agricultural land								
		Yes loss of 3b, 4 and 5 grade agricultural land									
		No previously developed or non-agricultural									
5) To provide a good quality-built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable design and construction, incorporating energy and water conservation	Will development of the proposed site impact upon existing green infrastructure corridors?	Yes it will result in significant impact/loss of green infrastructure corridor	No impact on existing green infrastructure corridor.	↑↑ The potential residential development is well connected to and will not impact upon the existing green infrastructure corridor, is well related to it and is compatible with	L	LT	P	D	R	LA	
		Possible impact which can be mitigated through re-provision									
		No impact on existing green infrastructure corridor or potential significant enhancement of them.									
	Is the proposed site well	No and limited opportunities to create link	Yes the site is well related and								

<p>7) To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions</p>	<p>Is the proposed site in a location where the new development can likely be resilient to climate change?</p>	<p>No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable</p>	<p>Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change subject to mitigation of area subject to surface water flood risk</p>	<p>↑ Site can be resilient to climate change with mitigation of surface water flood risk and development can be oriented to make maximum use of solar gain.</p>	<p>L</p>	<p>LT</p>	<p>P</p>	<p>D</p>	<p>R</p>	<p>SB</p>
<p>8) To maintain and enhance the quality and character of the landscape and protect the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas and other protected areas.</p>	<p>Will the proposed development impact upon the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas</p>	<p>Yes the proposed development will impact upon the special qualities and setting of these protected landscapes</p>	<p>No impact on the setting and special qualities of these protected landscapes</p>	<p>N The development of this site will not impact upon the setting of any protected landscapes and through mitigation will not impact on the setting or character of Catterick Garrison forming a natural extension. It is not located in a settlement gap.</p>	<p>L</p>	<p>LT</p>	<p>P</p>	<p>D</p>	<p>I</p>	<p>SB</p>
	<p>Is the site prominent in any significant views towards a settlement?</p>	<p>Yes the proposed development of this site will have a negative impact on significant views which cannot be mitigated</p>	<p>Yes, but through careful and sensitive design and layout of the proposed development the impact can be reduced</p>							
		<p>Yes, but through careful and sensitive design and layout of the proposed development the impact can be reduced</p>								
		<p>No the site is not prominent in any</p>								

		significant views towards a settlement										
	Will the proposed development impact on the form and character of a settlement?	Yes significant impact that could not be mitigated through careful design	The proposed development has potential to impact but this could be mitigated through careful design and layout									
		The proposed development has potential to impact but this could be mitigated through careful design and layout										
		No development of the site would not negatively impact on the form and character of a settlement and could form a natural extension or infill										
	Is the site located in any identified settlement gaps?	Yes the site is within an identified settlement gap and development of this site would significantly affect its purpose	No the proposed site is not located within an identified settlement gap.									
		The proposed development is partly within and could be designed in a way to enhance the purpose of the settlement gap										
		No the proposed site is not located within an identified settlement gap or its development would enhance the purpose of the settlement gap.										
9) To improve health and wellbeing by ensuring all groups of the population have access to adequate leisure facilities, recreational activities and health services.	Does the proposed site have good access to recreational and health facilities?	Doctors	Further than 15 minute walk (1251m+)	Between 5 and 15 minute walk (416m and 1250m)	↑	L	LT	R	D	R	LA	
			Between 5 and 15 minute walk (416m and 1250m)									Site is in a location which will not adversely impact upon health and wellbeing and has good or excellent accessibility to leisure and recreational facilities.
			5 minute walk or less (415m or less)									
		Leisure Centre	Further than 15 minute walk (1251m+)									10 minute walk or less (830m or less)

			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
		Children's Play Area	Further than 10 minute walk (831m+)	5 minute walk or less (415m or less)							
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								
		Informal Recreation/ Natural Green Space	Further than 15 minute walk (1251m+)	10 minute walk or less (830m or less)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
		Formal Outdoor Recreation (Playing Pitches)	Further than 15 minute walk (1251m+)	10 minute walk or less (830m or less)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								

	Is the development in an area where the health and wellbeing of future or existing residents is likely to be affected by noise or air pollution or odours?	<p>Yes near to an air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that cannot be mitigated</p> <p>Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that can be mitigated</p> <p>No development is not near to any uses likely to affect health and wellbeing of future or existing residents.</p>	No development is not near to any uses likely to affect health and wellbeing of future or existing residents.							
10) To conserve and enhance the historic environment, heritage assets and their setting and improve understanding and enjoyment of local cultural heritage.	<p>Would development affect the setting and/or significance of a Designated heritage Asset? (Listed Building, Scheduled Monument, Conservation Area, Historic Parkland etc)</p> <p>Would development affect the character and appearance of a Conservation Area?</p>	<p>Yes the impact could not be mitigated through careful design of the development</p> <p>Yes but there is scope to mitigate the impact through careful design and layout of the development</p> <p>No impact on the setting and/or significance of a designated heritage asset. Development will enhance or better reveal elements which contribute to the significance of the heritage asset.</p> <p>Yes the impact could not be mitigated through careful design of the development</p> <p>Yes but there is scope to mitigate the impact through careful design and layout of the development</p> <p>No impact on the character and appearance of the Conservation Area. Development will enhance or better reveal elements which contribute to the character and appearance of the conservation area.</p>	<p>No impact on the setting and/or significance of a designated heritage asset.</p> <p>No impact on the character and appearance of the Conservation Area.</p>	<p>↑↑</p> <p>Development of this site will have no impact on the historic environment or heritage assets</p>	U	LT	P	D	I	LA

	Would development affect the setting and/or significance of a non-designated heritage asset	<p>Yes the impact could not be mitigated through careful design of the development</p> <p>Yes but there is scope to mitigate the impact through careful design and layout of the development</p> <p>No impact on the asset or development will enhance or better reveal elements which contribute to the significance of the non-designated heritage asset.</p>	No impact on non-designated heritage asset.							
11) To provide a mix of housing types and tenures in order to ensure all have the opportunity to meet their housing needs in accommodation of adequate quality.	<p>Will the development provide an adequate overall mix of housing in terms of type, size and tenure to meet local needs?</p> <p>Will development provide affordable housing of the appropriate amount, type, size and tenure?</p>	<p>All sites allocated for residential development are expected to meet Local Plan Policies on housing mix</p> <p>N/A – Site is only being considered for employment purposes</p> <p>All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements</p> <p>Not applicable no affordable housing required or the site is only being considered for employment purposes</p>	<p>All sites allocated for residential development are expected to meet Local Plan Policies on housing mix</p> <p>All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements</p>	<p>↑↑</p> <p>All sites allocated for residential development will be expected to provide an appropriate housing mix and amount and tenure of affordable housing and being a greenfield site should be possible.</p>	L	LT	P	D	R	LA
12) To provide a reduction in crime and improve the perception of safety and security.	Not Applicable at site assessment stage. All development will be expected to achieve this at the planning application stage where Local Plan policies in this regard will be applied.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13) To provide a range of good quality	Will development of the proposed	<p>N/A the proposed site is for housing development</p> <p>Possible mixed use site</p>	N/A the proposed site is	N/A the proposed site is for housing development	N/A	N/A	N/A	N/A	N/A	N/A

employment opportunities available to all.	site create direct jobs?	Yes the site is proposed for employment use so direct job creation would be expected.		for housing development							
	Will the proposed development great good quality employment opportunities for all	N/A the proposed site is for housing development	Possibly the site is a mixed use site	Yes the site is proposed for allocation as a high quality employment site	N/A the proposed site is for housing development						
14) To provide conditions which encourage economic growth, business success, diversification of existing enterprises and investment in both urban and rural locations.	Will development of the proposed site encourage investment, economic growth and business diversification	N/A the proposed site is for housing development		N/A the proposed site is for housing development	N/A the proposed site is for housing development	N/A	N/A	N/A	N/A	N/A	N/A
		Possibly the site is mixed use so may offer some scope for growth, investment and diversification.									
		Yes the site is proposed for employment uses and would encourage growth, diversification and investment in the local economy									
15) To provide education and training opportunities which build the skills and capacity of the population	This objective is not applicable for the site assessment appraisal. Local plan policies will encourage and expect applicants to demonstrate how the development will provide education and training opportunities for the local population	N/A		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16) To maintain and enhance provision of infrastructure including local services and	Does the site have good connectivity to facilities and services?	Town Centre	Further than 20 minute walk (1661m +)	Further than 20 minute walk (1661m +)	↓ Site generally has poor access to local services and community	L	LT	P	D	R	SB
			Between 10 and 20								

community facilities to ensure needs can be met locally.			minute walk (831m and 1659m)	facilities being further than a 20 minute walk from the Town Centre and Secondary School and more than 15 minute walk from Primary School and Village Hall. Site is in close proximity to an employment area and Convenience Stores (Filling Station/Lidl)								
			10 minute walk or less (830m or less)									
	Primary School		Further than 15 minute walk (1251m+)		Further than 15 minute walk (1251m+)							
			Between 5 and 15 minute walk (416m and 1250m)									
			5 minute walk or less (415m or less)									
	Secondary School		Further than 20 minute walk (1661m+)		Further than 20 minute walk (1661m+)							
			Between 10 and 20 minute walk (831m and 1660m)									
			10 minute walk or less (830m or less)									
	Village Hall		Further than 15 minute walk (1251m+)		Further than 15 minute walk (1251m+)							
			Between 10 and 15 minute walk (831m and 1250m)									
			10 minute walk or less (830m or less)									
	Employment Areas		Further than 20 minute walk (1660m+)		Less than 10 minute walk (829m or less)							

			Between 10 and 20 minute walk (831m and 1659m)								
			Less than 10 minute walk (829m or less)								
		Convenience Store	Further than 10 minute walk (831m+)	5 minute walk or less (415m or less)							
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								
17) To encourage vibrant communities that participate in decision making	Is the proposed site in close proximity to the existing settlement with connectivity to existing housing?	No the site is over 1200m from the nearest housing with limited scope to provide direct connectivity	The site is less than 400m from the nearest housing area with direct links available	↑↑	L	LT	P	D	R	LA	
		The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity		Site is in close proximity to existing housing with direct links available							
		The site is less than 400m from the nearest housing area with direct links available									
18) To protect and enhance water resources, water quality and water availability	Is the site within a Groundwater Source Protection Zone 1, 2 or 3?	Yes, Zone 1 and employment allocation	No not within a Groundwater Protection Zone	↑↑	U	LT	P	D	R	LA	
		Yes, Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment.		Development of this site will not affect water quality or availability							
		No not within a Groundwater Protection Zone									
	Will development of the proposed site affect any	Yes, impact unable to be mitigated	No, the development will not affect any								
		Yes, impact can be mitigated									

	sensitive water receptors?	No, the development will not affect any sensitive water receptors	sensitive water receptors							
19) To reduce the risk of flooding from all sources, both now and in the future	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Yes, extremely significant	Small part of site is subject to surface water flood risk which is mitigatable.	N	L	LT	P	D	R	SB
		A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding								
		Site does not fall within a flood zone and has minimal or no risk of surface water flooding								
	Will development of the proposed site increase the risk of flooding?	Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.	Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.							
		Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.								
	Can any increase in risk of flooding be mitigated?	No	Yes							
		Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.								
		Yes								
		Not applicable green above								

Summary of Sustainability Appraisal:

A greenfield site on eastern edge of the urban extent of Catterick Garrison (Colburn). Sites has mixed levels of accessibility to facilities and services. Performs well against objectives 5, 10, 11, 17 and 18. Mitigation will be required in relation to objective 19.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
121	Gough Road	Hipswell	1.33	Housing						
Context: This is a brownfield and overgrown former MOD site. Residential development to the north. Beck and Tree buffer to south, east and west. Former MOD site with full permission for housing in ownership of Gleeson Homes										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones. No harm likely	+/- The development of this site has potential to impact upon certain elements of biodiversity and geo-diversity and mitigation and enhancement measures will be necessary. Mitigation possible but further assessment required.	-	ST	P	D	R	SB
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact								
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	No							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated							
		Yes potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site fragment habitats?	Yes and harm cannot be mitigated	No or opportunities to enhance							
		Yes potentially but harm can be mitigated								
		No or opportunities to enhance								
Would development of	Yes and harm cannot be mitigated									

	the site impact upon Ancient Woodland, Veteran Trees or Tree subject to a preservation order (TPO)?	Yes potentially but harm can be mitigated	Yes potentially but harm can be mitigated							
		No								
	Is the development within, or does it impact on, a mineral safeguarding area?	Yes and impact cannot be mitigated	No							
		Yes but impact can likely be mitigated								
		No								
2) The prudent and efficient use of natural resources by minimising waste and re-using and recycling natural resources and materials locally	Not applicable at site level insufficient information available. This will be addressed at the application stage through the Local Plan Sustainable Development Chapter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3) To ensure a sustainable transport network which encourages the use of public transport, cycling and walking which minimises traffic congestion and improves air quality	Does the site link to footpath and cycle routes?	No or poor links with no prospect of improving connectivity or creating new routes/paths	Yes, already well connected or very little off site works required to connect to the existing network.	↑↑	U	LT	P	D	R	LA
		No, but potential for new links to both footpaths and cycle paths and PROW								
		Yes, already well connected or very little off site works required to connect to the existing network.								
	Does the site have good connectivity to public transport	No over 1200m	Yes less than 400m							
		Between 401 and 1200m								

	(proximity to bus stop)?	Yes less than 400m								
4) To make the most efficient use of land through optimising opportunities for the re-use of existing buildings and brownfield land.	Does the development re-use previously developed land?	No 0-25% of site is previously developed	Yes 76-100% is previously developed	↑ Site is previously developed. Development of this site is likely to be able to make efficient use of land and any contamination or ground condition issues can be mitigated on site.	L	LT	P	D	I	SB
		Yes 26-75% is previously developed								
		Yes 76-100% is previously developed								
	Could the development make efficient use of land	No development at 0-20 dwellings per hectare	Yes development likely to be at 30+ dwellings per hectare							
		Development at 21-29 dwellings per hectare								
		Yes development likely to be at 30+ dwellings per hectare								
	Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development	Yes but contamination or ground conditions can be mitigated through development							
		Yes but contamination or ground conditions can be mitigated through development								
		No contamination or ground issues known								
	Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land	No previously developed or non-agricultural							
		Yes loss of 3b, 4 and 5 grade agricultural land								
		No previously developed or non-agricultural								
5) To provide a good quality-built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable design and construction, incorporating energy and water conservation	Will development of the proposed site impact upon existing green infrastructure corridors?	Yes it will result in significant impact/loss of green infrastructure corridor	Possible impact which can be mitigated through re-provision	↑ The potential residential development of this site has potential to encroach the green infrastructure corridor but impact likely to be mitigatable. The site is well related	L	ST	P	D	I	SB
		Possible impact which can be mitigated through re-provision								
		No impact on existing green infrastructure corridor or potential significant enhancement of them.								
	Is the proposed site well	No and limited opportunities to create link	Yes the site is well related and							

<p>7) To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions</p>	<p>Is the proposed site in a location where the new development can likely be resilient to climate change?</p>	<p>No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable</p>	<p>Possibly, certain issues exist partly in (floodzone 2/3, partial risk of surface water flooding, largely south facing) but likely to be migrated through development</p>	<p>N Site can be resilient to climate change with development avoided in the fringe areas in floodzone 2/3, mitigation of surface water flood risk and development can be oriented to make maximum use of solar gain</p>	<p>U</p>	<p>ST</p>	<p>P</p>	<p>D</p>	<p>I</p>	<p>SB</p>
<p>8) To maintain and enhance the quality and character of the landscape and protect the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas and other protected areas.</p>	<p>Will the proposed development impact upon the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas</p>	<p>Yes the proposed development will impact upon the special qualities and setting of these protected landscapes</p>	<p>No impact on the setting and special qualities of these protected landscapes</p>	<p>↑↑ The development of this site will not impact upon the setting of any protected landscapes and will not impact on the setting or character of Catterick Garrison forming a natural infill. It is not located in a settlement gap.</p>	<p>U</p>	<p>LT</p>	<p>P</p>	<p>D</p>	<p>I</p>	<p>SB</p>
<p>Is the site prominent in any significant views towards a settlement?</p>	<p>Yes the proposed development of this site will have a negative impact on significant views which cannot be mitigated</p>	<p>No the site is not prominent in any significant views towards a settlement</p>								
<p>Yes, but through careful and sensitive design and layout of the proposed development the impact can be reduced</p>										
<p>No the site is not prominent in any</p>										

		significant views towards a settlement									
	Will the proposed development impact on the form and character of a settlement?	Yes significant impact that could not be mitigated through careful design	No development of the site would not negatively impact on the form and character of a settlement and could form a natural extension or infill								
		The proposed development has potential to impact but this could be mitigated through careful design and layout									
	Is the site located in any identified settlement gaps?	No development of the site would not negatively impact on the form and character of a settlement and could form a natural extension or infill									
		Yes the site is within an identified settlement gap and development of this site would significantly affect its purpose									
		The proposed development is partly within and could be designed in a way to enhance the purpose of the settlement gap	No the proposed site is not located within an identified settlement gap or its development would enhance the purpose of the settlement gap.								
		No the proposed site is not located within an identified settlement gap or its development would enhance the purpose of the settlement gap.									
9) To improve health and wellbeing by ensuring all groups of the population have access to adequate leisure facilities, recreational activities and health services.	Does the proposed site have good access to recreational and health facilities?	Doctors	Further than 15 minute walk (1251m+)	Between 5 and 15 minute walk (416m and 1250m)	↑ Site is in a location which will not adversely impact upon health and wellbeing and generally has good accessibility to leisure and recreational facilities.	U	LT	P	U	R	LA
		Between 5 and 15 minute walk (416m and 1250m)									
		5 minute walk or less (415m or less)									
		Leisure Centre	Further than 15 minute walk (1251m+)	10 minute walk or less (830m or less)							

	Is the development in an area where the health and wellbeing of future or existing residents is likely to be affected by noise or air pollution or odours?	<p>Yes near to an air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that cannot be mitigated</p> <p>Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that can be mitigated</p> <p>No development is not near to any uses likely to affect health and wellbeing of future or existing residents.</p>	No development is not near to any uses likely to affect health and wellbeing of future or existing residents.							
10) To conserve and enhance the historic environment, heritage assets and their setting and improve understanding and enjoyment of local cultural heritage.	<p>Would development affect the setting and/or significance of a Designated heritage Asset? (Listed Building, Scheduled Monument, Conservation Area, Historic Parkland etc)</p> <p>Would development affect the character and appearance of a Conservation Area?</p>	<p>Yes the impact could not be mitigated through careful design of the development</p> <p>Yes but there is scope to mitigate the impact through careful design and layout of the development</p> <p>No impact on the setting and/or significance of a designated heritage asset. Development will enhance or better reveal elements which contribute to the significance of the heritage asset.</p> <p>Yes the impact could not be mitigated through careful design of the development</p> <p>Yes but there is scope to mitigate the impact through careful design and layout of the development</p> <p>No impact on the character and appearance of the Conservation Area. Development will enhance or better reveal elements which contribute to the character and appearance of the conservation area.</p>	<p>No impact on the setting and/or significance of a designated heritage asset. Development will enhance or better reveal elements which contribute to the significance of the heritage asset.</p> <p>No impact on the character and appearance of the Conservation Area. Development will enhance or better reveal elements which contribute to the character and appearance of the conservation area.</p>	↑↑	U	LT	P	D	I	SB

	Would development affect the setting and/or significance of a non-designated heritage asset	<p>Yes the impact could not be mitigated through careful design of the development</p> <p>Yes but there is scope to mitigate the impact through careful design and layout of the development</p> <p>No impact on the asset or development will enhance or better reveal elements which contribute to the significance of the non-designated heritage asset.</p>	No impact on the asset or development will enhance or better reveal elements which contribute to the significance of the non-designated heritage asset.							
11) To provide a mix of housing types and tenures in order to ensure all have the opportunity to meet their housing needs in accommodation of adequate quality.	<p>Will the development provide an adequate overall mix of housing in terms of type, size and tenure to meet local needs?</p> <p>Will development provide affordable housing of the appropriate amount, type, size and tenure?</p>	<p>All sites allocated for residential development are expected to meet Local Plan Policies on housing mix</p> <p>N/A – Site is only being considered for employment purposes</p> <p>All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements</p> <p>Not applicable no affordable housing required or the site is only being considered for employment purposes</p>	<p>All sites allocated for residential development are expected to meet Local Plan Policies on housing mix</p> <p>All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements</p>	<p>↑</p> <p>All sites allocated for residential development will be expected to provide an appropriate housing mix and amount and tenure of affordable housing. Smaller brownfield site likely to be less achievable.</p>	-	ST	T	U	R	LA
12) To provide a reduction in crime and improve the perception of safety and security.	Not Applicable at site assessment stage. All development will be expected to achieve this at the planning application stage where Local Plan policies in this regard will be applied.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13) To provide a range of good quality	Will development of the proposed	<p>N/A the proposed site is for housing development</p> <p>Possible mixed use site</p>	N/A the proposed site is	N/A the proposed site is for housing development	N/A	N/A	N/A	N/A	N/A	N/A

employment opportunities available to all.	site create direct jobs?	Yes the site is proposed for employment use so direct job creation would be expected.		for housing development							
	Will the proposed development great good quality employment opportunities for all	N/A the proposed site is for housing development	Possibly the site is a mixed use site	Yes the site is proposed for allocation as a high quality employment site	N/A the proposed site is for housing development						
14) To provide conditions which encourage economic growth, business success, diversification of existing enterprises and investment in both urban and rural locations.	Will development of the proposed site encourage investment, economic growth and business diversification	N/A the proposed site is for housing development		N/A the proposed site is for housing development	N/A the proposed site is for housing development	N/A	N/A	N/A	N/A	N/A	N/A
		Possibly the site is mixed use so may offer some scope for growth, investment and diversification.									
		Yes the site is proposed for employment uses and would encourage growth, diversification and investment in the local economy									
15) To provide education and training opportunities which build the skills and capacity of the population	This objective is not applicable for the site assessment appraisal. Local plan policies will encourage and expect applicants to demonstrate how the development will provide education and training opportunities for the local population	N/A		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16) To maintain and enhance provision of infrastructure including local services and	Does the site have good connectivity to facilities and services?	Town Centre	Further than 20 minute walk (1661m +)	10 minute walk or less (830m or less)	↑ Site generally has adequate access to local services and community	U	ST	R	D	R	LA
			Between 10 and 20								

community facilities to ensure needs can be met locally.			minute walk (831m and 1659m)	facilities being in close proximity to a Primary School, Town Centre, Secondary school and convenience store but further than a 15-minute walk from the nearest Village Hall/ Community Centre							
			10 minute walk or less (830m or less)								
	Primary School	Further than 15 minute walk (1251m+)	5 minute walk or less (415m or less)								
		Between 5 and 15 minute walk (416m and 1250m)									
		5 minute walk or less (415m or less)									
	Secondary School	Further than 20 minute walk (1661m+)	Between 10 and 20 minute walk (831m and 1660m)								
		Between 10 and 20 minute walk (831m and 1660m)									
		10 minute walk or less (830m or less)									
	Village Hall	Further than 15 minute walk (1251m+)	Further than 15 minute walk (1251m+)								
		Between 10 and 15 minute walk (831m and 1250m)									
		10 minute walk or less (830m or less)									
	Employment Areas	Further than 20 minute walk (1660m+)	Further than 20 minute walk (1660m+)								

			Between 10 and 20 minute walk (831m and 1659m)								
			Less than 10 minute walk (829m or less)								
		Convenience Store	Further than 10 minute walk (831m+)	5 minute walk or less (415m or less)							
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								
17) To encourage vibrant communities that participate in decision making	Is the proposed site in close proximity to the existing settlement with connectivity to existing housing?	No the site is over 1200m from the nearest housing with limited scope to provide direct connectivity	The site is less than 400m from the nearest housing area with direct links available	↑↑	U	ST	P	U	I	LA	
		The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity		Site is in close proximity to existing housing with direct links available							
		The site is less than 400m from the nearest housing area with direct links available									
18) To protect and enhance water resources, water quality and water availability	Is the site within a Groundwater Source Protection Zone 1, 2 or 3?	Yes, Zone 1 and employment allocation	No not within a Groundwater Protection Zone	↑↑	U	LT	P	U	R	LA	
		Yes, Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment.		Development of this site will not affect water quality or availability							
		No not within a Groundwater Protection Zone									
	Will development of the proposed site affect any	Yes and impact unable to be mitigated	No the development will not affect any								
		Yes impact can be mitigated									

	sensitive water receptors?	No the development will not affect any sensitive water receptors	sensitive water receptors							
19) To reduce the risk of flooding from all sources, both now and in the future	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Yes, extremely significant	A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding	+/-	-	ST	P	D	R	SB
		A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding								
		Site does not fall within a flood zone and has minimal or no risk of surface water flooding								
	Will development of the proposed site increase the risk of flooding?	Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.	Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.							
		Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.								
		No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.								
	Can any increase in risk of flooding be mitigated?	No	Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.							
		Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.								
		Yes								
	Not applicable green above									

Summary of Sustainability Appraisal:

This previously developed site is centrally located within the main urban extent of Catterick Garrison in close proximity to a range of services including the Primary School, Town Centre, Doctors Surgery and Leisure Centre. It performs well against objectives 3,4, 8, 10, 11, 17 and 18. Mitigation will be required in relation to objectives 1, 7 and 19, although development is likely to be avoidable in the areas at highest risk of flooding and the main habitat.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
157	Colburndale Phase II	Colburn	5.9	Housing						
Context: This is a brownfield site within the built-up area of Colburn. Residential development to the west and employment areas to the north and east. Sour Beck and Arable farmland to the south. Site has a reserved matters permission (18/00202/AORM) for housing.										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones. No harm likely	↑ The development of this site is unlikely to impact upon elements of biodiversity and geo-diversity and opportunity to create green corridor and boundaries may improve habitat. Impact on MSA likely to be mitigated.	L	LT	P	D	R	LA
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact								
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	No							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	No and opportunity to improve habitat							
		Yes, potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site fragment habitats?	Yes and harm cannot be mitigated	No opportunity to enhance through creation of green corridor							
		Yes potentially but harm can be mitigated								
		No or opportunities to enhance								
Would development of	Yes and harm cannot be mitigated	No								

	the site impact upon Ancient Woodland, Veteran Trees or Tree subject to a preservation order (TPO)?	Yes potentially but harm can be mitigated								
	Is the development within, or does it impact on, a mineral safeguarding area?	No								
		Yes and impact cannot be mitigated	Yes all of site but impact can likely be mitigated							
		Yes but impact can likely be mitigated								
		No								
2) The prudent and efficient use of natural resources by minimising waste and re-using and recycling natural resources and materials locally	Not applicable at site level insufficient information available. This will be addressed at the application stage through the Local Plan Sustainable Development Chapter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3) To ensure a sustainable transport network which encourages the use of public transport, cycling and walking which minimises traffic congestion and improves air quality	Does the site link to footpath and cycle routes?	No or poor links with no prospect of improving connectivity or creating new routes/paths	Yes, very little off site works required to connect to the existing network.	↑↑	L	LT	R	I	R	LA
		No, but potential for new links to both footpaths and cycle paths and PROW								
		Yes, already well connected or very little off site works required to connect to the existing network.								
	Does the site have good connectivity to public transport	No over 1200m	Yes less than 400m							
		Between 401 and 1200m								

	(proximity to bus stop)?	Yes less than 400m								
4) To make the most efficient use of land through optimising opportunities for the re-use of existing buildings and brownfield land.	Does the development re-use previously developed land?	No 0-25% of site is previously developed	Yes 76-100% is previously developed	↑ Site is previously developed. Development of this site is likely to be able to make efficient use of land and contamination or ground condition mitigation and resolution identified.	L	LT	P	D	R	SB
		Yes 26-75% is previously developed								
		Yes 76-100% is previously developed								
	Could the development make efficient use of land	No development at 0-20 dwellings per hectare	Yes development likely to be at 30+ dwellings per hectare							
		Development at 21-29 dwellings per hectare								
		Yes development likely to be at 30+ dwellings per hectare								
	Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development	Yes but contamination or ground conditions can be mitigated through development							
		Yes but contamination or ground conditions can be mitigated through development								
		No contamination or ground issues known								
	Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land	No previously developed							
		Yes loss of 3b, 4 and 5 grade agricultural land								
		No previously developed or non-agricultural								
5) To provide a good quality-built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable design and construction, incorporating energy and water conservation	Will development of the proposed site impact upon existing green infrastructure corridors?	Yes it will result in significant impact/loss of green infrastructure corridor	Potential significant enhancement of existing green infrastructure corridor incorporating the bridleway.	↑ The potential residential development can be connected to and will enhance the existing green infrastructure corridor, is well related to it. It is likely to be compatible with surrounding land	L	LT	P	D	R	LA
		Possible impact which can be mitigated through re-provision								
		No impact on existing green infrastructure corridor or potential significant enhancement of them.								
	Is the proposed site well	No and limited opportunities to create link	Yes the site is well related and							

<p>7) To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions</p>	<p>Is the proposed site in a location where the new development can likely be resilient to climate change?</p>	<p>No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable</p>	<p>Possibly, certain issues exist with small southern part in floodzone 2/3, but development can be avoided in this area. Site is largely south facing.</p>	<p>N Site can likely be resilient to climate change and development can be oriented to make maximum use of solar gain.</p>	<p>L</p>	<p>LT</p>	<p>P</p>	<p>D</p>	<p>R</p>	<p>SB</p>	
<p>8) To maintain and enhance the quality and character of the landscape and protect the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas and other protected areas.</p>	<p>Will the proposed development impact upon the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas</p>	<p>Yes the proposed development will impact upon the special qualities and setting of these protected landscapes</p>	<p>No impact on the setting and special qualities of these protected landscapes</p>	<p>↑↑ The development of this site will not impact upon the setting of any protected landscapes or the setting or character of Catterick Garrison. It is not located in a settlement gap.</p>	<p>L</p>	<p>LT</p>	<p>P</p>	<p>D</p>	<p>I</p>	<p>LA</p>	
<p>Is the site prominent in any significant views towards a settlement?</p>	<p>A potential impact that could likely be mitigated</p>	<p>No the site is not prominent in any significant views towards a settlement</p>	<p>No impact on the setting and special qualities of these protected landscapes</p>								<p>Yes the proposed development of this site will have a negative impact on significant views which cannot be mitigated</p>
<p>Yes, but through careful and sensitive design and layout of the proposed development the impact can be reduced</p>	<p>No the site is not prominent in any</p>										

		significant views towards a settlement									
	Will the proposed development impact on the form and character of a settlement?	Yes significant impact that could not be mitigated through careful design	No development of the site would not negatively impact on the form and character of a settlement and could form a natural infill								
		The proposed development has potential to impact but this could be mitigated through careful design and layout									
	Is the site located in any identified settlement gaps?	No development of the site would not negatively impact on the form and character of a settlement and could form a natural extension or infill	No the proposed site is not located within an identified settlement gap.								
		Yes the site is within an identified settlement gap and development of this site would significantly affect its purpose									
		The proposed development is partly within and could be designed in a way to enhance the purpose of the settlement gap									
		No the proposed site is not located within an identified settlement gap or its development would enhance the purpose of the settlement gap.									
9) To improve health and wellbeing by ensuring all groups of the population have access to adequate leisure facilities, recreational activities and health services.	Does the proposed site have good access to recreational and health facilities?	Doctors	Further than 15 minute walk (1251m+)	5 minute walk or less (415m or less)	↑ Site is in a location which with adequate mitigation will not adversely impact upon health and wellbeing and has excellent accessibility to leisure and recreational facilities.	L	LT	R	D	R	LA
		Between 5 and 15 minute walk (416m and 1250m)									
		5 minute walk or less (415m or less)									
		Leisure Centre	Further than 15 minute walk (1251m+)	10 minute walk or less (830m or less)							

			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
		Children's Play Area	Further than 10 minute walk (831m+)	5 minute walk or less (415m or less)							
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								
		Informal Recreation/ Natural Green Space	Further than 15 minute walk (1251m+)	10 minute walk or less (830m or less)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
		Formal Outdoor Recreation (Playing Pitches)	Further than 15 minute walk (1251m+)	10 minute walk or less (830m or less)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								

	Is the development in an area where the health and wellbeing of future or existing residents is likely to be affected by noise or air pollution or odours?	<p>Yes near to an air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that cannot be mitigated</p> <p>Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that can be mitigated</p> <p>No development is not near to any uses likely to affect health and wellbeing of future or existing residents.</p>	No development is not near to any uses likely to affect health and wellbeing of future or existing residents which can't be easily mitigated.							
10) To conserve and enhance the historic environment, heritage assets and their setting and improve understanding and enjoyment of local cultural heritage.	<p>Would development affect the setting and/or significance of a Designated heritage Asset? (Listed Building, Scheduled Monument, Conservation Area, Historic Parkland etc)</p> <p>Would development affect the character and appearance of a Conservation Area?</p>	<p>Yes the impact could not be mitigated through careful design of the development</p> <p>Yes but there is scope to mitigate the impact through careful design and layout of the development</p> <p>No impact on the setting and/or significance of a designated heritage asset. Development will enhance or better reveal elements which contribute to the significance of the heritage asset.</p> <p>Yes the impact could not be mitigated through careful design of the development</p> <p>Yes but there is scope to mitigate the impact through careful design and layout of the development</p> <p>No impact on the character and appearance of the Conservation Area. Development will enhance or better reveal elements which contribute to the character and appearance of the conservation area.</p>	<p>No impact on the setting and/or significance of a designated heritage asset.</p> <p>No impact on the character and appearance of the Conservation Area.</p>	<p>↑↑</p> <p>Development of this site will have no impact on the historic environment or heritage assets</p>	U	LT	P	D	I	LA

	Would development affect the setting and/or significance of a non-designated heritage asset	<p>Yes the impact could not be mitigated through careful design of the development</p> <p>Yes but there is scope to mitigate the impact through careful design and layout of the development</p> <p>No impact on the asset or development will enhance or better reveal elements which contribute to the significance of the non-designated heritage asset.</p>	No impact on non-designated heritage asset.							
11) To provide a mix of housing types and tenures in order to ensure all have the opportunity to meet their housing needs in accommodation of adequate quality.	<p>Will the development provide an adequate overall mix of housing in terms of type, size and tenure to meet local needs?</p> <p>Will development provide affordable housing of the appropriate amount, type, size and tenure?</p>	<p>All sites allocated for residential development are expected to meet Local Plan Policies on housing mix</p> <p>N/A – Site is only being considered for employment purposes</p> <p>All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements</p> <p>Not applicable no affordable housing required or the site is only being considered for employment purposes</p>	<p>All sites allocated for residential development are expected to meet Local Plan Policies on housing mix</p> <p>All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements</p>	<p>↑</p> <p>All sites allocated for residential development will be expected to provide an appropriate housing mix and amount and tenure of affordable housing and being a brownfield site, which is less viable may not be possible.</p>	L	LT	P	D	R	LA
12) To provide a reduction in crime and improve the perception of safety and security.	Not Applicable at site assessment stage. All development will be expected to achieve this at the planning application stage where Local Plan policies in this regard will be applied.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13) To provide a range of good quality	Will development of the proposed	<p>N/A the proposed site is for housing development</p> <p>Possible mixed use site</p>	N/A the proposed site is	N/A the proposed site is for housing development	N/A	N/A	N/A	N/A	N/A	N/A

employment opportunities available to all.	site create direct jobs?	Yes the site is proposed for employment use so direct job creation would be expected.		for housing development							
	Will the proposed development great good quality employment opportunities for all	N/A the proposed site is for housing development	Possibly the site is a mixed use site	Yes the site is proposed for allocation as a high quality employment site	N/A the proposed site is for housing development						
14) To provide conditions which encourage economic growth, business success, diversification of existing enterprises and investment in both urban and rural locations.	Will development of the proposed site encourage investment, economic growth and business diversification	N/A the proposed site is for housing development		N/A the proposed site is for housing development	N/A the proposed site is for housing development	N/A	N/A	N/A	N/A	N/A	N/A
		Possibly the site is mixed use so may offer some scope for growth, investment and diversification.									
		Yes the site is proposed for employment uses and would encourage growth, diversification and investment in the local economy									
15) To provide education and training opportunities which build the skills and capacity of the population	This objective is not applicable for the site assessment appraisal. Local plan policies will encourage and expect applicants to demonstrate how the development will provide education and training opportunities for the local population	N/A		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16) To maintain and enhance provision of infrastructure including local services and	Does the site have good connectivity to facilities and services?	Town Centre	Further than 20 minute walk (1661m +)	Further than 20 minute walk (1661m +)	+/-	L	LT	P	D	R	LA
			Between 10 and 20		Site generally has mixed access to local services and community						

community facilities to ensure needs can be met locally.		minute walk (831m and 1659m)		facilities being further than a 20-minute walk from the Town Centre and Secondary School and between 5 and 15 minute walk from Primary School. Site is in very close proximity to an employment area and Convenience Stores (Filling Station/Lidl)						
		10-minute walk or less (830m or less)								
	Primary School	Further than 15-minute walk (1251m+)	Between 5 and 15 minute walk (416m and 1250m)							
		Between 5 and 15 minute walk (416m and 1250m)								
		5-minute walk or less (415m or less)								
	Secondary School	Further than 20 minute walk (1661m+)	Further than 20 minute walk (1661m+)							
		Between 10 and 20 minute walk (831m and 1660m)								
		10 minute walk or less (830m or less)								
	Village Hall	Further than 15 minute walk (1251m+)	10 minute walk or less (830m or less)							
		Between 10 and 15 minute walk (831m and 1250m)								
		10 minute walk or less (830m or less)								
	Employment Areas	Further than 20 minute walk (1660m+)	Less than 10 minute walk (829m or less)							

			Between 10 and 20 minute walk (831m and 1659m)								
			Less than 10 minute walk (829m or less)								
		Convenience Store	Further than 10 minute walk (831m+)	5 minute walk or less (415m or less)							
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								
17) To encourage vibrant communities that participate in decision making	Is the proposed site in close proximity to the existing settlement with connectivity to existing housing?	No the site is over 1200m from the nearest housing with limited scope to provide direct connectivity	The site is less than 400m from the nearest housing area with direct links available	↑↑ Site is in close proximity to existing housing with direct links available	L	LT	P	D	R	LA	
		The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity									
		The site is less than 400m from the nearest housing area with direct links available									
18) To protect and enhance water resources, water quality and water availability	Is the site within a Groundwater Source Protection Zone 1, 2 or 3?	Yes, Zone 1 and employment allocation	No not within a Groundwater Protection Zone	↑↑ Development of this site will not affect water quality or availability	U	LT	P	D	R	LA	
		Yes, Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment.									
		No not within a Groundwater Protection Zone									
	Will development of the proposed site affect any	Yes, impact unable to be mitigated	No, the development will not affect any								
		Yes, impact can be mitigated									

	sensitive water receptors?	No, the development will not affect any sensitive water receptors	sensitive water receptors								
19) To reduce the risk of flooding from all sources, both now and in the future	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Yes, extremely significant	A small part of the site is located in floodzones 2/3 but development can likely be avoided in this area.	+/-	L	LT	P	D	R	SB	
		A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding									Small part of site is located in floodzones 2/3 but development can likely be avoided in these areas and mitigation provided.
		Site does not fall within a flood zone and has minimal or no risk of surface water flooding									
	Will development of the proposed site increase the risk of flooding?	Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.	Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.								
		Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.									
	Can any increase in risk of flooding be mitigated?	No	Yes								
		Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.									
		Yes									
		Not applicable green above									

Summary of Sustainability Appraisal:

A brownfield site within the urban extent of Colburn surrounded by a mix of uses. Site has mixed levels of accessibility to facilities and services. Performs well against objectives 3, 8, 10,17 and 18. Mitigation/avoidance required in relation to objectives 7 and 19.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
217	Land East of Byng Road	Colburn		Housing						
Context: This is a greenfield site on the northern edge of Albermarle housing estate in the beck corridor between it and Hipswell. Residential development to the south, west and east. Recreation area to the north. Byng Road to the west.										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones.	↓ The development of this site is likely to significantly negatively impact upon elements of biodiversity and geo-diversity which forms an important habitat along the beck corridor.	L	LT	P	D	R	LA
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact	No harm likely							
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	No							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	Yes and harm cannot be mitigated							
		Yes, potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site fragment habitats?	Yes and harm cannot be mitigated	Yes and harm cannot be mitigated							
		Yes potentially but harm can be mitigated								
		No or opportunities to enhance								
Would development of	Yes and harm cannot be mitigated									

	the site impact upon Ancient Woodland, Veteran Trees or Tree subject to a preservation order (TPO)?	Yes potentially but harm can be mitigated	Yes and harm cannot be mitigated							
	Is the development within, or does it impact on, a mineral safeguarding area?	Yes and impact cannot be mitigated	No							
		Yes but impact can likely be mitigated								
		No								
2) The prudent and efficient use of natural resources by minimising waste and re-using and recycling natural resources and materials locally	Not applicable at site level insufficient information available. This will be addressed at the application stage through the Local Plan Sustainable Development Chapter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3) To ensure a sustainable transport network which encourages the use of public transport, cycling and walking which minimises traffic congestion and improves air quality	Does the site link to footpath and cycle routes?	No or poor links with no prospect of improving connectivity or creating new routes/paths	Yes, already well connected or very little off site works required to connect to the existing network.	↑↑	L	LT	R	I	R	LA
		No, but potential for new links to both footpaths and cycle paths and PROW								
		Yes, already well connected or very little off site works required to connect to the existing network.								
	Does the site have good connectivity to public transport	No over 1200m	Yes less than 400m							
		Between 401 and 1200m								

	(proximity to bus stop)?	Yes less than 400m								
4) To make the most efficient use of land through optimising opportunities for the re-use of existing buildings and brownfield land.	Does the development re-use previously developed land?	No 0-25% of site is previously developed	No 0-25% of site is previously developed	↓ Site is greenfield, grade 3b agricultural land. Development of this site is unlikely to be able to make efficient use of land given significant areas at high risk of flooding. no ground condition issues known on site.	L	LT	P	D	R	SB
		Yes 26-75% is previously developed								
		Yes 76-100% is previously developed								
	Could the development make efficient use of land	No development at 0-20 dwellings per hectare	No development at 0-20 dwellings per hectare							
		Development at 21-29 dwellings per hectare								
		Yes development likely to be at 30+ dwellings per hectare								
	Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development	No contamination or ground issues known							
		Yes but contamination or ground conditions can be mitigated through development								
		No contamination or ground issues known								
	Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land	Yes loss of 3b, 4 and 5 grade agricultural land							
		Yes loss of 3b, 4 and 5 grade agricultural land								
		No previously developed or non-agricultural								
5) To provide a good quality-built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable design and construction, incorporating energy and water conservation	Will development of the proposed site impact upon existing green infrastructure corridors?	Yes it will result in significant impact/loss of green infrastructure corridor	Yes it will result in significant impact/loss of green infrastructure corridor	↓ The potential residential development could significantly impact upon the existing green infrastructure corridor which would be difficult to mitigate. Compatible with	L	LT	P	D	R	LA
		Possible impact which can be mitigated through re-provision								
		No impact on existing green infrastructure corridor or potential significant enhancement of them.								
	Is the proposed site well	No and limited opportunities to create link	Yes the site is well related and							

<p>7) To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions</p>	<p>Is the proposed site in a location where the new development can likely be resilient to climate change?</p>	<p>No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable</p>	<p>No the site is at significant risk of flooding (floodzone 3).</p>	<p>↓ ↓</p> <p>The site is at significant risk of flooding with a significant proportion in floodzone 3 where development should be avoided and unlikely the site can be made resilient to climate change.</p>	<p>L</p>	<p>LT</p>	<p>P</p>	<p>D</p>	<p>I</p>	<p>LA</p>
<p>8) To maintain and enhance the quality and character of the landscape and protect the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas and other protected areas.</p>	<p>Will the proposed development impact upon the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas</p>	<p>Yes the proposed development will impact upon the special qualities and setting of these protected landscapes</p>	<p>No impact on the setting and special qualities of these protected landscapes</p>	<p>↓ ↓</p> <p>The development of this site will not impact upon the setting of any protected landscapes but would have a negative impact on the form and character and separation of Colburn (New) and Hipswell proposed Settlement Gap and development of this site would erode its purpose to maintain the separation and distinctive character of the individual villages.</p>	<p>L</p>	<p>LT</p>	<p>P</p>	<p>D</p>	<p>I</p>	<p>LA</p>
	<p>Is the site prominent in any significant views towards a settlement?</p>	<p>Yes the proposed development of this site will have a negative impact on significant views which cannot be mitigated</p>	<p>No the site is not prominent in any significant views towards a settlement</p>							
		<p>Yes, but through careful and sensitive design and layout of the proposed development the impact can be reduced</p>								
		<p>No the site is not prominent in any</p>								

		significant views towards a settlement									
	Will the proposed development impact on the form and character of a settlement?	Yes significant impact that could not be mitigated through careful design		The proposed development has potential to impact but this could be mitigated through careful design and layout.							
		The proposed development has potential to impact but this could be mitigated through careful design and layout									
		No development of the site would not negatively impact on the form and character of a settlement and could form a natural extension or infill									
	Is the site located in any identified settlement gaps?	Yes the site is within an identified settlement gap and development of this site would significantly affect its purpose		Yes the site is within an identified settlement gap and development of this site would significantly affect its purpose							
		The proposed development is partly within and could be designed in a way to enhance the purpose of the settlement gap									
		No the proposed site is not located within an identified settlement gap or its development would enhance the purpose of the settlement gap.									
9) To improve health and wellbeing by ensuring all groups of the population have access to adequate leisure facilities, recreational activities and health services.	Does the proposed site have good access to recreational and health facilities?	Doctors	Further than 15 minute walk (1251m+)	Further than 15 minute walk (1251m+)	+/-	L	LT	R	D	R	LA
			Between 5 and 15 minute walk (416m and 1250m)								
			5 minute walk or less (415m or less)								
		Leisure Centre	Further than 15 minute walk (1251m+)	Further than 15 minute walk (1251m+)							

	Is the development in an area where the health and wellbeing of future or existing residents is likely to be affected by noise or air pollution or odours?	<p>Yes near to an air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that cannot be mitigated</p> <p>Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that can be mitigated</p> <p>No development is not near to any uses likely to affect health and wellbeing of future or existing residents.</p>	No development is not near to any uses likely to affect health and wellbeing of future or existing residents.							
10) To conserve and enhance the historic environment, heritage assets and their setting and improve understanding and enjoyment of local cultural heritage.	Would development affect the setting and/or significance of a Designated heritage Asset? (Listed Building, Scheduled Monument, Conservation Area, Historic Parkland etc)	<p>Yes the impact could not be mitigated through careful design of the development</p> <p>Yes but there is scope to mitigate the impact through careful design and layout of the development</p> <p>No impact on the setting and/or significance of a designated heritage asset. Development will enhance or better reveal elements which contribute to the significance of the heritage asset.</p>	No impact on the setting and/or significance of a designated heritage asset.	↑↑ Development of this site will have no impact on the historic environment or heritage assets	U	LT	P	D	I	LA
	Would development affect the character and appearance of a Conservation Area?	<p>Yes the impact could not be mitigated through careful design of the development</p> <p>Yes but there is scope to mitigate the impact through careful design and layout of the development</p> <p>No impact on the character and appearance of the Conservation Area. Development will enhance or better reveal elements which contribute to the character and appearance of the conservation area.</p>	No impact on the character and appearance of the Conservation Area.							

	Would development affect the setting and/or significance of a non-designated heritage asset	<p>Yes the impact could not be mitigated through careful design of the development</p> <p>Yes but there is scope to mitigate the impact through careful design and layout of the development</p> <p>No impact on the asset or development will enhance or better reveal elements which contribute to the significance of the non-designated heritage asset.</p>	No impact on non-designated heritage asset.							
11) To provide a mix of housing types and tenures in order to ensure all have the opportunity to meet their housing needs in accommodation of adequate quality.	<p>Will the development provide an adequate overall mix of housing in terms of type, size and tenure to meet local needs?</p> <p>Will development provide affordable housing of the appropriate amount, type, size and tenure?</p>	<p>All sites allocated for residential development are expected to meet Local Plan Policies on housing mix</p> <p>N/A – Site is only being considered for employment purposes</p> <p>All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements</p> <p>Not applicable no affordable housing required or the site is only being considered for employment purposes</p>	<p>All sites allocated for residential development are expected to meet Local Plan Policies on housing mix</p> <p>All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements</p>	<p>↑</p> <p>All sites allocated for residential development will be expected to provide an appropriate housing mix and amount and tenure of affordable housing and as flooding and green infrastructure limit development likely to be less viable.</p>	L	LT	P	D	R	LA
12) To provide a reduction in crime and improve the perception of safety and security.	Not Applicable at site assessment stage. All development will be expected to achieve this at the planning application stage where Local Plan policies in this regard will be applied.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13) To provide a range of good quality	Will development of the proposed	<p>N/A the proposed site is for housing development</p> <p>Possible mixed use site</p>	N/A the proposed site is for housing development	N/A the proposed site is for housing development	N/A	N/A	N/A	N/A	N/A	N/A

employment opportunities available to all.	site create direct jobs?	Yes the site is proposed for employment use so direct job creation would be expected.									
	Will the proposed development great good quality employment opportunities for all	N/A the proposed site is for housing development		N/A the proposed site is for housing development							
		Possibly the site is a mixed use site									
		Yes the site is proposed for allocation as a high quality employment site									
14) To provide conditions which encourage economic growth, business success, diversification of existing enterprises and investment in both urban and rural locations.	Will development of the proposed site encourage investment, economic growth and business diversification	N/A the proposed site is for housing development		N/A the proposed site is for housing development	N/A the proposed site is for housing development	N/A	N/A	N/A	N/A	N/A	N/A
		Possibly the site is mixed use so may offer some scope for growth, investment and diversification.									
		Yes the site is proposed for employment uses and would encourage growth, diversification and investment in the local economy									
15) To provide education and training opportunities which build the skills and capacity of the population	This objective is not applicable for the site assessment appraisal. Local plan policies will encourage and expect applicants to demonstrate how the development will provide education and training opportunities for the local population	N/A		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16) To maintain and enhance provision of infrastructure	Does the site have good connectivity to	Town Centre	Further than 20 minute walk (1661m +)	Between 10 and 20 minute walk (831m and 1659m)	↑ Site generally has good/moderate	L	LT	P	D	R	SB

including local services and community facilities to ensure needs can be met locally.	facilities and services?		Between 10 and 20 minute walk (831m and 1659m)		access to local services and community facilities.							
			10 minute walk or less (830m or less)									
		Primary School	Further than 15 minute walk (1251m+)	5 minute walk or less (415m or less)								
			Between 5 and 15 minute walk (416m and 1250m)									
			5 minute walk or less (415m or less)									
		Secondary School	Further than 20 minute walk (1661m+)	10 minute walk or less (830m or less)								
			Between 10 and 20 minute walk (831m and 1660m)									
			10 minute walk or less (830m or less)									
		Village Hall	Further than 15 minute walk (1251m+)	10 minute walk or less (830m or less)								
			Between 10 and 15 minute walk (831m and 1250m)									
			10 minute walk or less (830m or less)									
		Employment Areas	Further than 20	Between 10 and 20 minute walk								

			minute walk (1660m+)	(831m and 1659m)							
			Between 10 and 20 minute walk (831m and 1659m)								
			Less than 10 minute walk (829m or less)								
		Convenience Store	Further than 10 minute walk (831m+)	5 minute walk or less (415m or less)							
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								
17) To encourage vibrant communities that participate in decision making	Is the proposed site in close proximity to the existing settlement with connectivity to existing housing?	No the site is over 1200m from the nearest housing with limited scope to provide direct connectivity	The site is less than 400m from the nearest housing area with direct links possible.	↑↑ Site is in close proximity to existing housing with direct links possible	L	LT	P	D	R	LA	
		The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity									
		The site is less than 400m from the nearest housing area with direct links available									
18) To protect and enhance water resources, water quality and water availability	Is the site within a Groundwater Source Protection Zone 1, 2 or 3?	Yes, Zone 1 and employment allocation	No not within a Groundwater Protection Zone	↑↑ Development of this site will not affect water quality or availability	U	LT	P	D	R	LA	
		Yes, Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment.									
		No not within a Groundwater Protection Zone									
	Will development of the proposed	Yes, impact unable to be mitigated	No, the development will								

	site affect any sensitive water receptors?	Yes, impact can be mitigated No, the development will not affect any sensitive water receptors	not affect any sensitive water receptors							
19) To reduce the risk of flooding from all sources, both now and in the future	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Yes, extremely significant	Yes, extremely significant	↓ Significant part of site within floodzone 2/3 and 1 in 30yr surface water flood risk. Mitigation unlikely to be viable.	L	LT	P	D	R	SB
		A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding								
	Site does not fall within a flood zone and has minimal or no risk of surface water flooding									
	Will development of the proposed site increase the risk of flooding?	Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.	Yes significant part of site is within flood zone 3.							
		Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.								
	Can any increase in risk of flooding be mitigated?	No	Potential to avoid and/or mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.							
Yes										
Not applicable green above										

Summary of Sustainability Appraisal:

A greenfield site situated in the green corridor between Hipswell and Catterick Garrison and within the proposed settlement gap between Colburn, Colburn Village and Hipswell. Sites has good levels of accessibility to facilities and services. It also at significant risk of flooding. Performs well against objectives 3, 10, 17 and 18. Performs negatively against objectives 1,4,5, 7,8 and 19.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
401	Colburndale Phase III	Colburn	0.43	Housing						
Context: This is a brownfield site within the built-up area of Colburn. Residential development to the south, west and east. A6136 to the north. Site has outline permission as part of the wider Colburndale development.										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones. No harm likely	↑ The development of this site is unlikely to impact upon elements of biodiversity and geo-diversity and enhancement of boundaries may improve habitat. Impact on MSA likely to be mitigated.	L	LT	P	D	R	LA
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact								
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	No							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	Yes, potentially but harm can be mitigated							
		Yes, potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site fragment habitats?	Yes and harm cannot be mitigated	No or opportunity to enhance							
		Yes potentially but harm can be mitigated								
		No or opportunities to enhance								
Would development of	Yes and harm cannot be mitigated									

	the site impact upon Ancient Woodland, Veteran Trees or Tree subject to a preservation order (TPO)?	Yes potentially but harm can be mitigated	Yes potentially but harm can be mitigated							
	Is the development within, or does it impact on, a mineral safeguarding area?	No	Yes all of site but impact can likely be mitigated							
		Yes and impact cannot be mitigated								
		Yes but impact can likely be mitigated								
		No								
2) The prudent and efficient use of natural resources by minimising waste and re-using and recycling natural resources and materials locally	Not applicable at site level insufficient information available. This will be addressed at the application stage through the Local Plan Sustainable Development Chapter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3) To ensure a sustainable transport network which encourages the use of public transport, cycling and walking which minimises traffic congestion and improves air quality	Does the site link to footpath and cycle routes?	No or poor links with no prospect of improving connectivity or creating new routes/paths	Yes, very little off site works required to connect to the existing network.	↑↑	L	LT	R	I	R	LA
		No, but potential for new links to both footpaths and cycle paths and PROW								
		Yes, already well connected or very little off site works required to connect to the existing network.								
	Does the site have good connectivity to public transport	No over 1200m	Yes less than 400m							
		Between 401 and 1200m								

	(proximity to bus stop)?	Yes less than 400m								
4) To make the most efficient use of land through optimising opportunities for the re-use of existing buildings and brownfield land.	Does the development re-use previously developed land?	No 0-25% of site is previously developed	Yes 76-100% is previously developed	↑ Site is previously developed. Development of this site is likely to be able to make efficient use of land and contamination or ground condition mitigation and resolution identified.	L	LT	P	D	R	SB
		Yes 26-75% is previously developed								
		Yes 76-100% is previously developed								
	Could the development make efficient use of land	No development at 0-20 dwellings per hectare	Yes development likely to be at 30+ dwellings per hectare							
		Development at 21-29 dwellings per hectare								
		Yes development likely to be at 30+ dwellings per hectare								
	Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development	Yes but contamination or ground conditions can be mitigated through development							
		Yes but contamination or ground conditions can be mitigated through development								
		No contamination or ground issues known								
	Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land	No previously developed							
		Yes loss of 3b, 4 and 5 grade agricultural land								
		No previously developed or non-agricultural								
5) To provide a good quality-built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable design and construction, incorporating energy and water conservation	Will development of the proposed site impact upon existing green infrastructure corridors?	Yes it will result in significant impact/loss of green infrastructure corridor	No impact on existing green infrastructure corridor incorporating the bridleway.	↑ The potential residential development can be connected to and will enhance the existing green infrastructure corridor, is well related to it. It is likely to be compatible with surrounding land	L	LT	P	D	R	LA
		Possible impact which can be mitigated through re-provision								
		No impact on existing green infrastructure corridor or potential significant enhancement of them.								
	Is the proposed site well	No and limited opportunities to create link	Yes the site is well related and							

<p>7) To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions</p>	<p>Is the proposed site in a location where the new development can likely be resilient to climate change?</p>	<p>No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable</p> <p>Possibly, certain issues exist partly in (floodzone 2/3, partial risk of surface water flooding, largely south facing) but likely to be migrated through development</p> <p>Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change</p>	<p>Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change</p>	<p>↑</p> <p>Site can be resilient to climate change and development can be oriented to make maximum use of solar gain.</p>	<p>L</p>	<p>LT</p>	<p>P</p>	<p>D</p>	<p>R</p>	<p>SB</p>
<p>8) To maintain and enhance the quality and character of the landscape and protect the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas and other protected areas.</p>	<p>Will the proposed development impact upon the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas</p>	<p>Yes the proposed development will impact upon the special qualities and setting of these protected landscapes</p> <p>A potential impact that could likely be mitigated</p> <p>No impact on the setting and special qualities of these protected landscapes</p>	<p>No impact on the setting and special qualities of these protected landscapes</p>	<p>↑↑</p> <p>The development of this site will not impact upon the setting of any protected landscapes or the setting or character of Catterick Garrison and could potentially enhance. It is not located in a settlement gap.</p>	<p>L</p>	<p>LT</p>	<p>P</p>	<p>D</p>	<p>I</p>	<p>LA</p>
	<p>Is the site prominent in any significant views towards a settlement?</p>	<p>Yes the proposed development of this site will have a negative impact on significant views which cannot be mitigated</p> <p>Yes, but through careful and sensitive design and layout of the proposed development the impact can be reduced</p> <p>No the site is not prominent in any</p>	<p>No the site is not prominent in any significant views towards a settlement</p>							

			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
		Children's Play Area	Further than 10 minute walk (831m+)	5 minute walk or less (415m or less)							
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								
		Informal Recreation/ Natural Green Space	Further than 15 minute walk (1251m+)	10 minute walk or less (830m or less)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
		Formal Outdoor Recreation (Playing Pitches)	Further than 15 minute walk (1251m+)	10 minute walk or less (830m or less)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								

	Is the development in an area where the health and wellbeing of future or existing residents is likely to be affected by noise or air pollution or odours?	<p>Yes near to an air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that cannot be mitigated</p> <p>Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that can be mitigated</p> <p>No development is not near to any uses likely to affect health and wellbeing of future or existing residents.</p>	Proximity to A6136 means some air, noise or odour polluting activity that will impact upon the health and wellbeing of future residents that can be mitigated.							
10) To conserve and enhance the historic environment, heritage assets and their setting and improve understanding and enjoyment of local cultural heritage.	<p>Would development affect the setting and/or significance of a Designated heritage Asset? (Listed Building, Scheduled Monument, Conservation Area, Historic Parkland etc)</p> <p>Would development affect the character and appearance of a Conservation Area?</p>	<p>Yes the impact could not be mitigated through careful design of the development</p> <p>Yes but there is scope to mitigate the impact through careful design and layout of the development</p> <p>No impact on the setting and/or significance of a designated heritage asset. Development will enhance or better reveal elements which contribute to the significance of the heritage asset.</p> <p>Yes the impact could not be mitigated through careful design of the development</p> <p>Yes but there is scope to mitigate the impact through careful design and layout of the development</p> <p>No impact on the character and appearance of the Conservation Area. Development will enhance or better reveal elements which contribute to the character and appearance of the conservation area.</p>	<p>No impact on the setting and/or significance of a designated heritage asset.</p> <p>No impact on the character and appearance of the Conservation Area.</p>	<p>↑↑</p> <p>Development of this site will have no impact on the historic environment or heritage assets</p>	U	LT	P	D	I	LA

	Would development affect the setting and/or significance of a non-designated heritage asset	<p>Yes the impact could not be mitigated through careful design of the development</p> <p>Yes but there is scope to mitigate the impact through careful design and layout of the development</p> <p>No impact on the asset or development will enhance or better reveal elements which contribute to the significance of the non-designated heritage asset.</p>	No impact on non-designated heritage asset.							
11) To provide a mix of housing types and tenures in order to ensure all have the opportunity to meet their housing needs in accommodation of adequate quality.	<p>Will the development provide an adequate overall mix of housing in terms of type, size and tenure to meet local needs?</p> <p>Will development provide affordable housing of the appropriate amount, type, size and tenure?</p>	<p>All sites allocated for residential development are expected to meet Local Plan Policies on housing mix</p> <p>N/A – Site is only being considered for employment purposes</p> <p>All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements</p> <p>Not applicable no affordable housing required or the site is only being considered for employment purposes</p>	<p>All sites allocated for residential development are expected to meet Local Plan Policies on housing mix</p> <p>All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements</p>	<p>↑</p> <p>All sites allocated for residential development will be expected to provide an appropriate housing mix and amount and tenure of affordable housing and being a small brownfield site, which is less viable may not be possible.</p>	L	LT	P	D	R	LA
12) To provide a reduction in crime and improve the perception of safety and security.	Not Applicable at site assessment stage. All development will be expected to achieve this at the planning application stage where Local Plan policies in this regard will be applied.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13) To provide a range of good quality	Will development of the proposed	<p>N/A the proposed site is for housing development</p> <p>Possible mixed use site</p>	N/A the proposed site is	N/A the proposed site is for housing development	N/A	N/A	N/A	N/A	N/A	N/A

employment opportunities available to all.	site create direct jobs?	Yes the site is proposed for employment use so direct job creation would be expected.		for housing development							
	Will the proposed development great good quality employment opportunities for all	N/A the proposed site is for housing development	Possibly the site is a mixed use site	Yes the site is proposed for allocation as a high quality employment site	N/A the proposed site is for housing development						
14) To provide conditions which encourage economic growth, business success, diversification of existing enterprises and investment in both urban and rural locations.	Will development of the proposed site encourage investment, economic growth and business diversification	N/A the proposed site is for housing development		N/A the proposed site is for housing development	N/A the proposed site is for housing development	N/A	N/A	N/A	N/A	N/A	N/A
		Possibly the site is mixed use so may offer some scope for growth, investment and diversification.									
		Yes the site is proposed for employment uses and would encourage growth, diversification and investment in the local economy									
15) To provide education and training opportunities which build the skills and capacity of the population	This objective is not applicable for the site assessment appraisal. Local plan policies will encourage and expect applicants to demonstrate how the development will provide education and training opportunities for the local population	N/A		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		Town Centre	Further than 20 minute walk (1661m +)	Further than 20 minute walk (1661m +)	↑	L	LT	P	D	R	LA
16) To maintain and enhance provision of infrastructure including local services and	Does the site have good connectivity to facilities and services?	Between 10 and 20			Site generally has mixed access to local services and community						

community facilities to ensure needs can be met locally.		minute walk (831m and 1659m)		facilities being further than a 20-minute walk from the Town Centre and Secondary School. Site is in very close proximity to an employment area, primary school and Broadway Local Centre.							
		10-minute walk or less (830m or less)									
	Primary School	Further than 15-minute walk (1251m+)	5-minute walk or less (415m or less)								
		Between 5 and 15 minute walk (416m and 1250m)									
		5-minute walk or less (415m or less)									
	Secondary School	Further than 20 minute walk (1661m+)	Further than 20 minute walk (1661m+)								
		Between 10 and 20 minute walk (831m and 1660m)									
		10 minute walk or less (830m or less)									
	Village Hall	Further than 15 minute walk (1251m+)	10 minute walk or less (830m or less)								
		Between 10 and 15 minute walk (831m and 1250m)									
		10 minute walk or less (830m or less)									
	Employment Areas	Further than 20 minute walk (1660m+)	Less than 10 minute walk (829m or less)								

			Between 10 and 20 minute walk (831m and 1659m)								
			Less than 10 minute walk (829m or less)								
		Convenience Store	Further than 10 minute walk (831m+)	5 minute walk or less (415m or less)							
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								
17) To encourage vibrant communities that participate in decision making	Is the proposed site in close proximity to the existing settlement with connectivity to existing housing?	No the site is over 1200m from the nearest housing with limited scope to provide direct connectivity	The site is less than 400m from the nearest housing area with direct links available	↑↑	L	LT	P	D	R	LA	
		The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity		Site is in close proximity to existing housing with direct links available							
		The site is less than 400m from the nearest housing area with direct links available									
18) To protect and enhance water resources, water quality and water availability	Is the site within a Groundwater Source Protection Zone 1, 2 or 3?	Yes, Zone 1 and employment allocation	No not within a Groundwater Protection Zone	↑↑	U	LT	P	D	R	LA	
		Yes, Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment.		Development of this site will not affect water quality or availability							
		No not within a Groundwater Protection Zone									
	Will development of the proposed site affect any	Yes, impact unable to be mitigated	No, the development will not affect any								
		Yes, impact can be mitigated									

	sensitive water receptors?	No, the development will not affect any sensitive water receptors	sensitive water receptors							
19) To reduce the risk of flooding from all sources, both now and in the future	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Yes, extremely significant	Site does not fall within a flood zone and has minimal or no risk of surface water flooding	↑	L	LT	P	D	R	SB
		A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding								
		Site does not fall within a flood zone and has minimal or no risk of surface water flooding								
	Will development of the proposed site increase the risk of flooding?	Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.	No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.							
		Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.								
		No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.								
	Can any increase in risk of flooding be mitigated?	No	Yes							
		Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.								
		Yes								
		Not applicable green above								

Summary of Sustainability Appraisal:

A brownfield site within the urban extent of Colburn surrounded by a mix of uses. Site has generally good levels of accessibility to facilities and services. Performs well against objectives 3, 8, 10,17 and 18. Mitigation/avoidance required in relation to objective 5.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
13	Glencroft, Hipswell	Hipswell	0.65	Housing						
Context: This is a small, mainly greenfield site. Residential development to the west. Greenfield to the north and south. Planning approval for 65 dwellings to the east granted in February 2020. Site is privately owned.										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones. No harm likely	+/-	L	ST	P	D	I	SB
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact								
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	There is a SINC circa. 495m to the north of the site (Park Wood, Hipswell) but harm could be mitigated.							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated							
		Yes potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site fragment habitats?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated through design and retention of tree belts and hedgerows							
		Yes potentially but harm can be mitigated								
		No or opportunities to enhance								
Would development of	Yes and harm cannot be mitigated	No								

	the site impact upon Ancient Woodland, Veteran Trees or Tree subject to a preservation order (TPO)?	Yes potentially but harm can be mitigated								
		No								
	Is the development within, or does it impact on, a mineral safeguarding area?	Yes and impact cannot be mitigated	No							
		Yes but impact can likely be mitigated								
		No								
2) The prudent and efficient use of natural resources by minimising waste and re-using and recycling natural resources and materials locally	Not applicable at site level insufficient information available. This will be addressed at the application stage through the Local Plan Sustainable Development Chapter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3) To ensure a sustainable transport network which encourages the use of public transport, cycling and walking which minimises traffic congestion and improves air quality	Does the site link to footpath and cycle routes?	No or poor links with no prospect of improving connectivity or creating new routes/paths	Yes, there is a public footpath along the southern boundary of the site.	↑↑	U	ST	P	D	R	LA
		No, but potential for new links to both footpaths and cycle paths and PROW		This site has access to an existing foot and cycle network. The site also has good access to existing bus routes.						
		Yes, already well connected or very little off site works required to connect to the existing network.								
	Does the site have good connectivity to public transport	No over 1200m	Yes there are two bus stops less than 400m from the site.							
		Between 401 and 1200m								

	(proximity to bus stop)?	Yes less than 400m								
4) To make the most efficient use of land through optimising opportunities for the re-use of existing buildings and brownfield land.	Does the development re-use previously developed land?	No 0-25% of site is previously developed	Yes 26-75% is previously developed.	+/- Site is greenfield, grade 3b agricultural land. Development of this site is likely to be able to make efficient use of land and unlikely to be any significant contamination or ground condition issues on site.	U	ST	P	D	I	SB
		Yes 26-75% is previously developed								
		Yes 76-100% is previously developed								
	Could the development make efficient use of land?	No development at 0-20 dwellings per hectare	Yes development likely to be at 30+ dwellings per hectare							
		Development at 21-29 dwellings per hectare								
		Yes development likely to be at 30+ dwellings per hectare								
	Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development	There may be some element of contamination from previous uses. The site slopes from north to south but these conditions can be mitigated through development.							
		Yes but contamination or ground conditions can be mitigated through development								
		No contamination or ground issues known								
	Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land	Yes loss of 3b grade agricultural land							
		Yes loss of 3b, 4 and 5 grade agricultural land								
		No previously developed or non-agricultural								
5) To provide a good quality built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable design and construction, incorporating	Will development of the proposed site impact upon existing green infrastructure corridors?	Yes it will result in significant impact/loss of green infrastructure corridor	There may be a possible impact on existing green infrastructure corridors however this can be mitigated through re-provision and enhancement of the existing.	↑ The potential residential development of this site has potential to enhance the green infrastructure corridor, is well related to it and is compatible with	L	LT	P	D	I	SB
		Possible impact which can be mitigated through re-provision								
		No impact on existing green infrastructure corridor or potential significant enhancement of them.								

		No the site is not prominent in any significant views towards a settlement									
	Will the proposed development impact on the form and character of a settlement?	Yes significant impact that could not be mitigated through careful design	No development of the site would not negatively impact on the form and character of Catterick Garrison and development would be natural infill.								
		The proposed development has potential to impact but this could be mitigated through careful design and layout									
		No development of the site would not negatively impact on the form and character of a settlement and could form a natural extension or infill									
	Is the site located in any identified settlement gaps?	Yes the site is within an identified settlement gap and development of this site would significantly affect its purpose	No the proposed site is not located within an identified settlement gap.								
		The proposed development is partly within and could be designed in a way to enhance the purpose of the settlement gap									
		No the proposed site is not located within an identified settlement gap or its development would enhance the purpose of the settlement gap.									
9) To improve health and wellbeing by ensuring all groups of the population have access to adequate leisure facilities, recreational activities and health services.	Does the proposed site have good access to recreational and health facilities?	Doctors	Further than 15 minute walk (1251m+)	5 minute walk or less (approx. 400m) (Harewood Medical Practice)	↑↑	L	LT	R	D	R	LA
			Between 5 and 15 minute walk (416m and 1250m)								
			5 minute walk or less (415m or less)								
		Leisure Centre	Further than 15								

			<p>minute walk (1251m+)</p> <p>Between 10 and 15 minute walk (831m and 1250m)</p> <p>10 minute walk or less (830m or less)</p>	700m) (Catterick Leisure Centre)							
		Children's Play Area	<p>Further than 10 minute walk (831m+)</p> <p>Between 5 and 10 minute walk (416m and 830m)</p> <p>5 minute walk or less (415m or less)</p>	5 minute walk or less (approx. 190m)							
		Informal Recreation/ Natural Green Space	<p>Further than 15 minute walk (1251m+)</p> <p>Between 10 and 15 minute walk (831m and 1250m)</p> <p>10 minute walk or less (830m or less)</p>	10 minute walk or less (approx. 170m)							
		Formal Outdoor Recreation (Playing Pitches)	<p>Further than 15 minute walk (1251m+)</p> <p>Between 10 and 15 minute walk (831m and 1250m)</p> <p>10 minute walk or less (830m or less)</p>	10 minute walk or less (approx. 650m)							

	Is the development in an area where the health and wellbeing of future or existing residents is likely to be affected by noise or air pollution or odours?	<p>Yes near to an air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that cannot be mitigated</p> <p>Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that can be mitigated</p> <p>No development is not near to any uses likely to affect health and wellbeing of future or existing residents.</p>	No development is not near to any uses likely to affect health and wellbeing of future or existing residents.							
10) To conserve and enhance the historic environment, heritage assets and their setting and improve understanding and enjoyment of local cultural heritage.	<p>Would development affect the setting and/or significance of a Designated heritage Asset? (Listed Building, Scheduled Monument, Conservation Area, Historic Parkland etc)</p> <p>Would development affect the character and appearance of a Conservation Area?</p>	<p>Yes the impact could not be mitigated through careful design of the development</p> <p>Yes but there is scope to mitigate the impact through careful design and layout of the development</p> <p>No impact on the setting and/or significance of a designated heritage asset. Development will enhance or better reveal elements which contribute to the significance of the heritage asset.</p> <p>Yes the impact could not be mitigated through careful design of the development</p> <p>Yes but there is scope to mitigate the impact through careful design and layout of the development</p> <p>No impact on the character and appearance of the Conservation Area. Development will enhance or better reveal elements which contribute to the character and appearance of the conservation area.</p>	<p>No impact on the setting and/or significance of a designated heritage asset.</p> <p>No impact on the character and appearance of the Conservation Area.</p>	<p>↑↑</p> <p>Development of this site will have no impact on the historic environment or heritage assets</p>	U	LT	P	D	I	SB

	Would development affect the setting and/or significance of a non-designated heritage asset	<p>Yes the impact could not be mitigated through careful design of the development</p> <p>Yes but there is scope to mitigate the impact through careful design and layout of the development</p> <p>No impact on the asset or development will enhance or better reveal elements which contribute to the significance of the non-designated heritage asset.</p>	No impact on a non-designated heritage asset							
11) To provide a mix of housing types and tenures in order to ensure all have the opportunity to meet their housing needs in accommodation of adequate quality.	<p>Will the development provide an adequate overall mix of housing in terms of type, size and tenure to meet local needs?</p> <p>Will development provide affordable housing of the appropriate amount, type, size and tenure?</p>	<p>All sites allocated for residential development are expected to meet Local Plan Policies on housing mix</p> <p>N/A – Site is only being considered for employment purposes</p> <p>All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements</p> <p>Not applicable no affordable housing required or the site is only being considered for employment purposes</p>	<p>All sites allocated for residential development are expected to meet Local Plan Policies on housing mix</p> <p>All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements</p>	<p>↑</p> <p>All sites allocated for residential development will be expected to provide an appropriate housing mix and amount and tenure of affordable housing. Medium sized site likely to be capable of delivering required mix.</p>	L	LT	P	D	R	LA
12) To provide a reduction in crime and improve the perception of safety and security.	Not Applicable at site assessment stage. All development will be expected to achieve this at the planning application stage where Local Plan policies in this regard will be applied.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13) To provide a range of good quality	Will development of the proposed	<p>N/A the proposed site is for housing development</p> <p>Possible mixed use site</p>	N/A the proposed site is	N/A the proposed site is for housing development	N/A	N/A	N/A	N/A	N/A	N/A

employment opportunities available to all.	site create direct jobs?	Yes the site is proposed for employment use so direct job creation would be expected.		for housing development							
	Will the proposed development great good quality employment opportunities for all	N/A the proposed site is for housing development	Possibly the site is a mixed use site	N/A the proposed site is for housing development							
14) To provide conditions which encourage economic growth, business success, diversification of existing enterprises and investment in both urban and rural locations.	Will development of the proposed site encourage investment, economic growth and business diversification	N/A the proposed site is for housing development		N/A the proposed site is for housing development	N/A the proposed site is for housing development	N/A	N/A	N/A	N/A	N/A	N/A
		Possibly the site is mixed use so may offer some scope for growth, investment and diversification.									
		Yes the site is proposed for employment uses and would encourage growth, diversification and investment in the local economy									
15) To provide education and training opportunities which build the skills and capacity of the population	This objective is not applicable for the site assessment appraisal. Local plan policies will encourage and expect applicants to demonstrate how the development will provide education and training opportunities for the local population	N/A		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16) To maintain and enhance provision of infrastructure including local services and	Does the site have good connectivity to facilities and services?	Town Centre	Further than 20 minute walk (1661m +)	10 minute walk or less (approx. 400m)	↑↑	U	ST	P	D	R	LA
			Between 10 and 20		A range of facilities and services are within walking distance						

community facilities to ensure needs can be met locally.			minute walk (831m and 1659m)	of the proposed site.									
			10 minute walk or less (830m or less)										
	Primary School		Further than 15 minute walk (1251m+)		5 minute walk or less (approx. 350m) (Hipswell C Of E Primary and Nursery School)								
			Between 5 and 15 minute walk (416m and 1250m)										
			5 minute walk or less (415m or less)										
	Secondary School		Further than 20 minute walk (1661m+)		10 minute walk or less (approx. 250m) (Risedale Sports & Community College)								
			Between 10 and 20 minute walk (831m and 1660m)										
			10 minute walk or less (830m or less)										
	Village Hall		Further than 15 minute walk (1251m+)		10 minute walk or less (approx. 550m) (Hipswell Village Hall)								
			Between 10 and 15 minute walk (831m and 1250m)										
			10 minute walk or less (830m or less)										
	Employment Areas		Further than 20 minute walk (1660m+)		Less than 10 minute walk (approx. 400m) (Catterick								

			Between 10 and 20 minute walk (831m and 1659m)	Garrison Town Centre)							
			Less than 10 minute walk (829m or less)								
		Convenience Store	Further than 10 minute walk (831m+)	Between 5 and 10 minute walk (approx. 650m) (Tesco)							
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								
17) To encourage vibrant communities that participate in decision making	Is the proposed site in close proximity to the existing settlement with connectivity to existing housing?	No the site is over 1200m from the nearest housing with limited scope to provide direct connectivity	The site is less than 400m from the nearest housing area with direct links available	↑↑	U	ST	P	D	R	SB	
		The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity		Site is in close proximity to existing housing with direct links available							
		The site is less than 400m from the nearest housing area with direct links available									
18) To protect and enhance water resources, water quality and water availability	Is the site within a Groundwater Source Protection Zone 1, 2 or 3?	Yes, Zone 1 and employment allocation	No not within a Groundwater Protection Zone	↑↑	U	LT	P	I	R	SB	
		Yes, Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment.		Development of this site will not affect water quality or availability							
		No not within a Groundwater Protection Zone									
	Will development of the proposed site affect any	Yes and impact unable to be mitigated	No the development will not affect any								
		Yes impact can be mitigated									

	sensitive water receptors?	No the development will not affect any sensitive water receptors	sensitive water receptors							
19) To reduce the risk of flooding from all sources, both now and in the future	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Yes, extremely significant (Flood Zone 3b)	Site does not fall within a flood zone and has minimal or no risk of surface water flooding	↑	U	ST	P	D	R	SB
		A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding								
	Site does not fall within a flood zone and has minimal or no risk of surface water flooding									
	Will development of the proposed site increase the risk of flooding?	Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.	No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.							
		Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.								
	Can any increase in risk of flooding be mitigated?	No	Not applicable green above							
Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.										
Yes										
		Not applicable green above								

Summary of Sustainability Appraisal:

A small greenfield site to the north east of Catterick Garrison Town Centre, which would be natural infill and is generally well related to recreation, facilities and services. Performs well against objectives 3, 5, 10, 17 and 18. Mitigation will be required in relation to objective 1.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
122	Land at Heatherdene Road	Scotton	0.55	Housing						
Context: This site was previously developed however much has now reverted to greenfield and forming part of beck corridor. Wooded area and beck to the north, west and east. Housing and Heatherdene Road to the south.										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones. No harm likely	↓ The development of this site will impact on elements of biodiversity and geo-diversity but potential to retain/enhance habitat linkages across site including retaining existing trees and buffer to beck corridor.	L	LT	P	D	I	LA
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact								
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	No							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated							
		Yes potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site fragment habitats?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated							
		Yes potentially but harm can be mitigated								
		No or opportunities to enhance								
	Would development of the site impact upon Ancient Woodland, Veteran	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated through retention.							
		Yes potentially but harm can be mitigated								

	Trees or Tree subject to a preservation order (TPO)?	No								
	Is the development within, or does it impact on, a mineral safeguarding area?	Yes and impact cannot be mitigated	No							
		Yes but impact can likely be mitigated								
		No								
2) The prudent and efficient use of natural resources by minimising waste and re-using and recycling natural resources and materials locally	Not applicable at site level insufficient information available. This will be addressed at the application stage through the Local Plan Sustainable Development Chapter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3) To ensure a sustainable transport network which encourages the use of public transport, cycling and walking which minimises traffic congestion and improves air quality	Does the site link to footpath and cycle routes?	No or poor links with no prospect of improving connectivity or creating new routes/paths	No, but potential for new links to both footpaths and cycle paths and PROW	+/- This site does not directly adjoin existing foot and cycle paths but likely to be able to connect to them. Site is relatively distant to existing bus stops.	L	LT	R	I	R	LA
		No, but potential for new links to both footpaths and cycle paths and PROW								
		Yes, already well connected or very little off site works required to connect to the existing network.								
	Does the site have good connectivity to public transport (proximity to bus stop)?	No over 1200m	Between 401 and 1200m							
		Between 401 and 1200m								
		Yes less than 400m								
4) To make the most efficient use of land through optimising opportunities for	Does the development re-use previously developed land?	No 0-25% of site is previously developed	Yes 26-75% is previously developed	+/-	L	LT	P	I	I	SB
		Yes 26-75% is previously developed		Site is partly previously developed and development of this site is likely to be able						
		Yes 76-100% is previously developed								

the re-use of existing buildings and brownfield land.	Could the development make efficient use of land	No development at 0-20 dwellings per hectare	Development at 21-29 dwellings per hectare	to make reasonably efficient use of land and any ground/contamination issues likely to be mitigatable.						
		Development at 21-29 dwellings per hectare								
		Yes development likely to be at 30+ dwellings per hectare								
	Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development	Yes but contamination or ground conditions can be mitigated through development							
		Yes but contamination or ground conditions can be mitigated through development								
		No contamination or ground issues known								
	Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land	No previously developed or non-agricultural							
		Yes loss of 3b, 4 and 5 grade agricultural land								
		No previously developed or non-agricultural								
5) To provide a good quality built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable design and construction, incorporating energy and water conservation measures, waste recycling facilities and increased use of sustainable materials.	Will development of the proposed site impact upon existing green infrastructure corridors?	Yes it will result in significant impact/loss of green infrastructure corridor	Possible impact which can be mitigated through retention/buffer	↑ The development of this site will impact on the green infrastructure corridor and the site is well related to it. Any impact can likely be mitigated. It is compatible with surrounding land uses.	L	LT	P	D	R	LA
		Possible impact which can be mitigated through re-provision								
		No impact on existing green infrastructure corridor or potential significant enhancement of them.								
	Is the proposed site well connected to existing green infrastructure corridors?	No and limited opportunities to create link	Yes the site is well related and connected to existing green infrastructure corridor							
		Not directly linked but likely to be possible to create one								
		Yes the site is well related and connected to existing green infrastructure corridor								
	Is the proposed preferred use for the site appropriate to the land uses of the surrounding land	No, site is surrounded by uses not compliant with the proposed use and nuisance cannot be mitigated.	Yes same use or no nuisance caused							

	(north, south, east, and west)?	No but nuisance can be mitigated								
		Yes same use or no nuisance caused								
	Is the development in an area where amenity is likely to be affected by noise or pollution to new or existing residents?	Yes adjacent to an industrial, farming or noise generating activity that cannot be mitigated	No development is not near to any uses likely to affect amenity							
		Some uses that may affect amenity but likely to be mitigated against								
		No development is not near to any uses likely to affect amenity								
6) To ensure the creation of high quality, contextual buildings and places in which to live and work	N/A – It is not possible to apply this objective at the site assessment stage as the detailed design of a development will be provided and determined at the planning application stage. Policies in the Local Plan will require the design of development to be of a high quality and reflective of its context and immediate setting.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7) To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions	Is the proposed site in a location where the new development can likely be resilient to climate change?	No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable	Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change.	+/-	L	LT	T	D	R	LA
		Possibly, certain issues exist partly in (floodzone 2/3, partial risk of surface water flooding, largely south facing) but likely to be migrated through development		The proposed site is in a location where the proposed development can likely be resilient to climate change						

		Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change								
8) To maintain and enhance the quality and character of the landscape and protect the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas and other protected areas.	Will the proposed development impact upon the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas	Yes the proposed development will impact upon the special qualities and setting of these protected landscapes	No impact on the setting and special qualities of these protected landscapes	↑↑ The development of this site will not impact upon the setting of any protected landscapes or the character of Catterick Garrison. It is not located in a settlement gap.	L	ST	P	D	I	LA
		A potential impact that could likely be mitigated								
		No impact on the setting and special qualities of these protected landscapes								
	Is the site prominent in any significant views towards a settlement?	Yes the proposed development of this site will have a negative impact on significant views which cannot be mitigated	No the site is not prominent in any significant views towards a settlement							
		Yes, but through careful and sensitive design and layout of the proposed development the impact can be reduced								
		No the site is not prominent in any significant views towards a settlement								
	Will the proposed development impact on the form and character of a settlement?	Yes significant impact that could not be mitigated through careful design	No development of the site would not negatively impact on the form and character of a settlement and could form a natural infill.							
		The proposed development has potential to impact but this could be mitigated through careful design and layout								
		No development of the site would not negatively impact on the form and character of a settlement and could form a natural extension or infill								

	Is the site located in any identified settlement gaps?	<p>Yes the site is within an identified settlement gap and development of this site would significantly affect its purpose</p> <p>The proposed development is partly within and could be designed in a way to enhance the purpose of the settlement gap</p> <p>No the proposed site is not located within an identified settlement gap or its development would enhance the purpose of the settlement gap.</p>	No the proposed site is not located within an identified settlement gap.							
9) To improve health and wellbeing by ensuring all groups of the population have access to adequate leisure facilities, recreational activities and health services.	Does the proposed site have good access to recreational and health facilities?	<p>Doctors</p> <p>Further than 15 minute walk (1251m+)</p> <p>Between 5 and 15 minute walk (416m and 1250m)</p> <p>5 minute walk or less (415m or less)</p>	5 minute walk or less (415m or less)	↑	L	LT	P	I	R	LA
		<p>Leisure Centre</p> <p>Further than 15 minute walk (1251m+)</p> <p>Between 10 and 15 minute walk (831m and 1250m)</p> <p>10 minute walk or less (830m or less)</p>	Between 10 and 15 minute walk (831m and 1250m)							
		<p>Children's Play Area</p> <p>Further than 10 minute</p>	5 minute walk or less (415m or less)							

			walk (831m+)							
			Between 5 and 10 minute walk (416m and 830m)							
			5 minute walk or less (415m or less)							
		Informal Recreation/ Natural Green Space	Further than 15 minute walk (1251m+)	10 minute walk or less (830m or less)						
			Between 10 and 15 minute walk (831m and 1250m)							
			10 minute walk or less (830m or less)							
		Formal Outdoor Recreation (Playing Pitches)	Further than 15 minute walk (1251m+)	Further than 15 minute walk (1251m+)						
			Between 10 and 15 minute walk (831m and 1250m)							
			10 minute walk or less (830m or less)							
	Is the development in an area where the health and wellbeing of future or existing residents is likely to be affected by noise	Yes near to an air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that cannot be mitigated	No development is not near to any uses likely to affect health and wellbeing of future or existing residents.							

	or air pollution or odours?	Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that can be mitigated								
		No development is not near to any uses likely to affect health and wellbeing of future or existing residents.								
10) To conserve and enhance the historic environment, heritage assets and their setting and improve understanding and enjoyment of local cultural heritage.	Would development affect the setting and/or significance of a Designated heritage Asset? (Listed Building, Scheduled Monument, Conservation Area, Historic Parkland etc)	Yes the impact could not be mitigated through careful design of the development	No impact on the setting and/or significance of a designated heritage asset.	↑↑ Development of this site will have no impact on the designated heritage assets or the historic environment.	U	LT	P	U	I	LA
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the setting and/or significance of a designated heritage asset. Development will enhance or better reveal elements which contribute to the significance of the heritage asset.								
	Would development affect the character and appearance of a Conservation Area?	Yes the impact could not be mitigated through careful design of the development	No impact on the character and appearance of the Conservation Area.							
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the character and appearance of the Conservation Area. Development will enhance or better reveal elements which contribute to the character and appearance of the conservation area.								
	Would development affect the setting and/or significance	Yes the impact could not be mitigated through careful design of the development	No impact on the asset or development will enhance or better							

	of a non-designated heritage asset	Yes but there is scope to mitigate the impact through careful design and layout of the development	reveal elements which contribute to the significance of the non-designated heritage asset.							
		No impact on the asset or development will enhance or better reveal elements which contribute to the significance of the non-designated heritage asset.								
11) To provide a mix of housing types and tenures in order to ensure all have the opportunity to meet their housing needs in accommodation of adequate quality.	Will the development provide an adequate overall mix of housing in terms of type, size and tenure to meet local needs?	All sites allocated for residential development are expected to meet Local Plan Policies on housing mix	All sites allocated for residential development are expected to meet Local Plan Policies on housing mix	↑ All sites allocated for residential development are expected to meet Local Plan Policies on housing mix and affordable housing and being a brownfield and constrained site likely to be less achievable.	L	LT	P	D	R	LA
		N/A – Site is only being considered for employment purposes								
	Will development provide affordable housing of the appropriate amount, type, size and tenure?	All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements	All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements							
		Not applicable no affordable housing required or the site is only being considered for employment purposes								
12) To provide a reduction in crime and improve the perception of safety and security.	Not Applicable at site assessment stage. All development will be expected to achieve this at the planning application stage where Local Plan policies in this regard will be applied.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13) To provide a range of good quality employment opportunities available to all.	Will development of the proposed site create direct jobs?	N/A the proposed site is for housing development	N/A – Site being considered for Housing	N/A – Site being considered for Housing	N/A	N/A	N/A	N/A	N/A	N/A
		Possible mixed use site								
	Yes the site is proposed for employment use so direct job creation would be expected.									
	Will the proposed development great	N/A the proposed site is for housing development								

	good quality employment opportunities for all	Possibly the site is a mixed use site Yes the site is proposed for allocation as a high quality employment site	N/A – Site being considered for Housing							
14) To provide conditions which encourage economic growth, business success, diversification of existing enterprises and investment in both urban and rural locations.	Will development of the proposed site encourage investment, economic growth and business diversification	N/A the proposed site is for housing development Possibly the site is mixed use so may offer some scope for growth, investment and diversification. Yes the site is proposed for employment uses and would encourage growth, diversification and investment in the local economy	N/A – Site being considered for Housing	N/A – Site being considered for Housing	N/A	N/A	N/A	N/A	N/A	N/A
15) To provide education and training opportunities which build the skills and capacity of the population	This objective is not applicable for the site assessment appraisal. Local plan policies will encourage and expect applicants to demonstrate how the development will provide education and training opportunities for the local population	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16) To maintain and enhance provision of infrastructure including local services and community facilities to ensure needs can be met locally.	Does the site have good connectivity to facilities and services?	Town Centre Further than 20 minute walk (1661m +) Between 10 and 20 minute walk (831m and 1659m) 10 minute walk or less (830m or less) Primary School Further than 15	10 minute walk or less (830m or less) 5 minute walk or less (415m or less)	↑↑ Site generally has good access to local services and community facilities being close to the town centre and relatively close to a Primary School, the Secondary School and Employment Area.	L	LT	R	D	R	LA

			minute walk (831m and 1659m)								
			Less than 10 minute walk (829m or less)								
		Convenience Store	Further than 10 minute walk (831m+)	5 minute walk or less (415m or less)							
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								
17) To encourage vibrant communities that participate in decision making	Is the proposed site in close proximity to the existing settlement with connectivity to existing housing?	No the site is over 1200m from the nearest housing with limited scope to provide direct connectivity	The site is less than 400m from the nearest housing area with direct links available	↑↑	U	ST	P	I	R	LA	
		The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity									
		The site is less than 400m from the nearest housing area with direct links available									
18) To protect and enhance water resources, water quality and water availability	Is the site within a Groundwater Source Protection Zone 1, 2 or 3?	Yes, Zone 1 and employment allocation	No not within a Groundwater Protection Zone	↑↑	U	LT	P	D	R	SB	
		Yes, Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment.									
		No not within a Groundwater Protection Zone									

	Will development of the proposed site affect any sensitive water receptors?	<p>Yes and impact unable to be mitigated</p> <p>Yes impact can be mitigated</p> <p>No the development will not affect any sensitive water receptors</p>	No the development will not affect any sensitive water receptors							
19) To reduce the risk of flooding from all sources, both now and in the future	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	<p>Yes, extremely significant</p> <p>A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding</p> <p>Site does not fall within a flood zone and has minimal or no risk of surface water flooding</p>	Site does not fall within a flood zone and has minimal or no risk of surface water flooding	↑	L	LT	P	D	R	LA
	Will development of the proposed site increase the risk of flooding?	<p>Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.</p> <p>Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.</p> <p>No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.</p>	No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.							
	Can any increase in risk of flooding be mitigated?	<p>No</p> <p>Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.</p> <p>Yes</p>	Yes							

		Not applicable green above								
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Summary of Sustainability Appraisal:

A partly previously developed site and every covered with vegetation. Site generally has good levels of access to many facilities and services (objective 16) and has acceptable accessibility to existing transport network (objective 3), although access to health, leisure and recreation facilities is also mixed. Performs well against objectives 8, 10, 16, 17 and 18. Mitigation required in relation to objectives 1 and 3.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
XX	Land East of Walkerville (East part)	Brough St Giles	5.6	Housing						
Context: This is a greenfield site on the eastern edge of the urban extent of Catterick Garrison (Colburn). Residential development and filling station/Lidl to the west. Greenfield farmland (Site 26) to the North and also to the East (Site 128). Site is arable land.										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones. No harm likely	↑ The development of this site is unlikely to impact upon elements of biodiversity and geo-diversity and enhancement measures of existing tree and hedgerow boundaries may improve habitat. Impact on MSA likely to be mitigated.	L	LT	P	D	R	SB
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact								
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	No							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	No or opportunities to improve habitat							
		Yes, potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site fragment habitats?	Yes and harm cannot be mitigated	No opportunity to enhance							
		Yes potentially but harm can be mitigated								
		No or opportunities to enhance								
	Would development of	Yes and harm cannot be mitigated	Yes potentially but harm can be							

	the site impact upon Ancient Woodland, Veteran Trees or Tree subject to a preservation order (TPO)?	Yes potentially but harm can be mitigated	mitigated and enhancement likely							
	Is the development within, or does it impact on, a mineral safeguarding area?	No								
		Yes and impact cannot be mitigated	Yes most of site but impact can likely be mitigated							
		Yes but impact can likely be mitigated								
		No								
2) The prudent and efficient use of natural resources by minimising waste and re-using and recycling natural resources and materials locally	Not applicable at site level insufficient information available. This will be addressed at the application stage through the Local Plan Sustainable Development Chapter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3) To ensure a sustainable transport network which encourages the use of public transport, cycling and walking which minimises traffic congestion and improves air quality	Does the site link to footpath and cycle routes?	No or poor links with no prospect of improving connectivity or creating new routes/paths	Yes, very little off site works required to connect to the existing network.	↑	L	LT	R	I	R	LA
		No, but potential for new links to both footpaths and cycle paths and PROW								
		Yes, already well connected or very little off site works required to connect to the existing network.								
	Does the site have good connectivity to public transport	No over 1200m	Between 401 and 1200m							
		Between 401 and 1200m								

	(proximity to bus stop)?	Yes less than 400m								
4) To make the most efficient use of land through optimising opportunities for the re-use of existing buildings and brownfield land.	Does the development re-use previously developed land?	No 0-25% of site is previously developed	No 0-25% of site is previously developed	+/- Site is greenfield, grade 3b agricultural land. Development of this site is likely to be able to make efficient use of land and unlikely to be any significant contamination or ground condition issues on site.	L	LT	P	D	R	SB
		Yes 26-75% is previously developed								
		Yes 76-100% is previously developed								
	Could the development make efficient use of land	No development at 0-20 dwellings per hectare	Yes development likely to be at 30+ dwellings per hectare							
		Development at 21-29 dwellings per hectare								
		Yes development likely to be at 30+ dwellings per hectare								
	Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development	No contamination or ground issues known							
		Yes but contamination or ground conditions can be mitigated through development								
		No contamination or ground issues known								
	Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land	Yes loss of 3b, 4 and 5 grade agricultural land							
		Yes loss of 3b, 4 and 5 grade agricultural land								
		No previously developed or non-agricultural								
5) To provide a good quality-built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable design and construction, incorporating energy and water conservation	Will development of the proposed site impact upon existing green infrastructure corridors?	Yes it will result in significant impact/loss of green infrastructure corridor	No impact on existing green infrastructure corridor.	↑ The potential residential development can be connected to and will not impact upon the existing green infrastructure corridor, is well related to it and is compatible with	L	LT	P	D	R	LA
		Possible impact which can be mitigated through re-provision								
		No impact on existing green infrastructure corridor or potential significant enhancement of them.								
	Is the proposed site well	No and limited opportunities to create link	Not directly linked but likely							

<p>7) To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions</p>	<p>Is the proposed site in a location where the new development can likely be resilient to climate change?</p>	<p>No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable</p> <p>Possibly, certain issues exist partly in (floodzone 2/3, partial risk of surface water flooding, largely south facing) but likely to be migrated through development</p> <p>Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change</p>	<p>Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change.</p>	<p>↑</p> <p>Site can be resilient to climate change and development can be oriented to make maximum use of solar gain.</p>	<p>L</p>	<p>LT</p>	<p>P</p>	<p>D</p>	<p>R</p>	<p>SB</p>
<p>8) To maintain and enhance the quality and character of the landscape and protect the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas and other protected areas.</p>	<p>Will the proposed development impact upon the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas</p> <p>Is the site prominent in any significant views towards a settlement?</p>	<p>Yes the proposed development will impact upon the special qualities and setting of these protected landscapes</p> <p>A potential impact that could likely be mitigated</p> <p>No impact on the setting and special qualities of these protected landscapes</p> <p>Yes the proposed development of this site will have a negative impact on significant views which cannot be mitigated</p> <p>Yes, but through careful and sensitive design and layout of the proposed development the impact can be reduced</p> <p>No the site is not prominent in any</p>	<p>No impact on the setting and special qualities of these protected landscapes</p> <p>Yes, but through careful and sensitive design and layout of the proposed development the impact can be reduced</p>	<p>+/-</p> <p>The development of this site will not impact upon the setting of any protected landscapes and through mitigation impact on the setting or character of Catterick Garrison will be minimised. It is not located in a settlement gap.</p>	<p>L</p>	<p>LT</p>	<p>P</p>	<p>D</p>	<p>I</p>	<p>LA</p>

		significant views towards a settlement									
	Will the proposed development impact on the form and character of a settlement?	Yes significant impact that could not be mitigated through careful design	The proposed development has potential to impact but this could be mitigated through careful design and layout								
		The proposed development has potential to impact but this could be mitigated through careful design and layout									
		No development of the site would not negatively impact on the form and character of a settlement and could form a natural extension or infill									
	Is the site located in any identified settlement gaps?	Yes the site is within an identified settlement gap and development of this site would significantly affect its purpose	No the proposed site is not located within an identified settlement gap.								
		The proposed development is partly within and could be designed in a way to enhance the purpose of the settlement gap									
		No the proposed site is not located within an identified settlement gap or its development would enhance the purpose of the settlement gap.									
9) To improve health and wellbeing by ensuring all groups of the population have access to adequate leisure facilities, recreational activities and health services.	Does the proposed site have good access to recreational and health facilities?	Doctors	Further than 15 minute walk (1251m+)	Between 5 and 15 minute walk (416m and 1250m)	↑	L	LT	R	D	R	LA
			Between 5 and 15 minute walk (416m and 1250m)								
			5 minute walk or less (415m or less)								
		Leisure Centre	Further than 15 minute walk (1251m+)								

			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
		Children's Play Area	Further than 10 minute walk (831m+)	5 minute walk or less (415m or less)							
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								
		Informal Recreation/ Natural Green Space	Further than 15 minute walk (1251m+)	10 minute walk or less (830m or less)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
		Formal Outdoor Recreation (Playing Pitches)	Further than 15 minute walk (1251m+)	10 minute walk or less (830m or less)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								

	Is the development in an area where the health and wellbeing of future or existing residents is likely to be affected by noise or air pollution or odours?	<p>Yes near to an air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that cannot be mitigated</p> <p>Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that can be mitigated</p> <p>No development is not near to any uses likely to affect health and wellbeing of future or existing residents.</p>	No development is not near to any uses likely to affect health and wellbeing of future or existing residents.							
10) To conserve and enhance the historic environment, heritage assets and their setting and improve understanding and enjoyment of local cultural heritage.	<p>Would development affect the setting and/or significance of a Designated heritage Asset? (Listed Building, Scheduled Monument, Conservation Area, Historic Parkland etc)</p> <p>Would development affect the character and appearance of a Conservation Area?</p>	<p>Yes the impact could not be mitigated through careful design of the development</p> <p>Yes but there is scope to mitigate the impact through careful design and layout of the development</p> <p>No impact on the setting and/or significance of a designated heritage asset. Development will enhance or better reveal elements which contribute to the significance of the heritage asset.</p> <p>Yes the impact could not be mitigated through careful design of the development</p> <p>Yes but there is scope to mitigate the impact through careful design and layout of the development</p> <p>No impact on the character and appearance of the Conservation Area. Development will enhance or better reveal elements which contribute to the character and appearance of the conservation area.</p>	<p>No impact on the setting and/or significance of a designated heritage asset.</p> <p>No impact on the character and appearance of the Conservation Area.</p>	<p>↑↑</p> <p>Development of this site will have no impact on the historic environment or heritage assets</p>	U	LT	P	D	I	LA

	Would development affect the setting and/or significance of a non-designated heritage asset	<p>Yes the impact could not be mitigated through careful design of the development</p> <p>Yes but there is scope to mitigate the impact through careful design and layout of the development</p> <p>No impact on the asset or development will enhance or better reveal elements which contribute to the significance of the non-designated heritage asset.</p>	No impact on non-designated heritage asset.							
11) To provide a mix of housing types and tenures in order to ensure all have the opportunity to meet their housing needs in accommodation of adequate quality.	<p>Will the development provide an adequate overall mix of housing in terms of type, size and tenure to meet local needs?</p> <p>Will development provide affordable housing of the appropriate amount, type, size and tenure?</p>	<p>All sites allocated for residential development are expected to meet Local Plan Policies on housing mix</p> <p>N/A – Site is only being considered for employment purposes</p> <p>All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements</p> <p>Not applicable no affordable housing required or the site is only being considered for employment purposes</p>	<p>All sites allocated for residential development are expected to meet Local Plan Policies on housing mix</p> <p>All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements</p>	<p>↑↑</p> <p>All sites allocated for residential development will be expected to provide an appropriate housing mix and amount and tenure of affordable housing and being a greenfield site should be possible.</p>	L	LT	P	D	R	LA
12) To provide a reduction in crime and improve the perception of safety and security.	Not Applicable at site assessment stage. All development will be expected to achieve this at the planning application stage where Local Plan policies in this regard will be applied.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13) To provide a range of good quality	Will development of the proposed	<p>N/A the proposed site is for housing development</p> <p>Possible mixed use site</p>	N/A the proposed site is	N/A the proposed site is for housing development	N/A	N/A	N/A	N/A	N/A	N/A

employment opportunities available to all.	site create direct jobs?	Yes the site is proposed for employment use so direct job creation would be expected.		for housing development							
	Will the proposed development great good quality employment opportunities for all	N/A the proposed site is for housing development	Possibly the site is a mixed use site	Yes the site is proposed for allocation as a high quality employment site	N/A the proposed site is for housing development						
14) To provide conditions which encourage economic growth, business success, diversification of existing enterprises and investment in both urban and rural locations.	Will development of the proposed site encourage investment, economic growth and business diversification	N/A the proposed site is for housing development		N/A the proposed site is for housing development	N/A the proposed site is for housing development	N/A	N/A	N/A	N/A	N/A	N/A
		Possibly the site is mixed use so may offer some scope for growth, investment and diversification.									
		Yes the site is proposed for employment uses and would encourage growth, diversification and investment in the local economy									
15) To provide education and training opportunities which build the skills and capacity of the population	This objective is not applicable for the site assessment appraisal. Local plan policies will encourage and expect applicants to demonstrate how the development will provide education and training opportunities for the local population	N/A		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16) To maintain and enhance provision of infrastructure including local services and	Does the site have good connectivity to facilities and services?	Town Centre	Further than 20 minute walk (1661m +)	Further than 20 minute walk (1661m +)	+/-	L	LT	P	D	R	LA
			Between 10 and 20		Site generally has mixed access to local services and community						

community facilities to ensure needs can be met locally.		minute walk (831m and 1659m)		facilities being further than a 20-minute walk from the Town Centre and Secondary School and between 10 and 15 minute walk from Primary School and Village Hall. Site is in close proximity to an employment area and Convenience Stores (Filling Station/Lidl)							
		10-minute walk or less (830m or less)									
	Primary School	Further than 15-minute walk (1251m+)	Between 5 and 15 minute walk (416m and 1250m)								
		Between 5 and 15 minute walk (416m and 1250m)									
		5-minute walk or less (415m or less)									
	Secondary School	Further than 20 minute walk (1661m+)	Further than 20 minute walk (1661m+)								
		Between 10 and 20 minute walk (831m and 1660m)									
		10 minute walk or less (830m or less)									
	Village Hall	Further than 15 minute walk (1251m+)	Between 10 and 15 minute walk (831m and 1250m)								
		Between 10 and 15 minute walk (831m and 1250m)									
		10 minute walk or less (830m or less)									
	Employment Areas	Further than 20 minute walk (1660m+)	Less than 10 minute walk (829m or less)								

	sensitive water receptors?	No, the development will not affect any sensitive water receptors	sensitive water receptors							
19) To reduce the risk of flooding from all sources, both now and in the future	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Yes, extremely significant	Site does not fall within a flood zone and has minimal or no risk of surface water flooding	↑	L	LT	P	D	R	SB
		A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding								
		Site does not fall within a flood zone and has minimal or no risk of surface water flooding								
	Will development of the proposed site increase the risk of flooding?	Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.	No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.							
		Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.								
	Can any increase in risk of flooding be mitigated?	No	Not applicable green above							
		Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.								
		Yes								
			Not applicable green above							

Summary of Sustainability Appraisal:

A greenfield site on eastern edge of the urban extent of Catterick Garrison (Colburn). Sites has mixed levels of accessibility to facilities and services. Performs well against objectives 3, 5, 10, 11, 17 and 18.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
128	Land East of Walkerville	Brough St Giles	11.34	Housing						
Context: This is a greenfield site on the eastern edge of the urban extent of Catterick Garrison (Colburn). Residential development and Lidl/Filling Station to the west. A6136 to the South and farmland to the East and also to the North including site 26 with outline permission (17/00628/OUT) for housing.										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones. No harm likely	N	L	LT	P	D	R	SB
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact								
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	No							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	No or opportunities to improve habitat							
		Yes, potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site fragment habitats?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated							
		Yes potentially but harm can be mitigated								
		No or opportunities to enhance								
Would development of	Yes and harm cannot be mitigated									

	the site impact upon Ancient Woodland, Veteran Trees or Tree subject to a preservation order (TPO)?	Yes potentially but harm can be mitigated	No should be possible to retain existing trees							
	Is the development within, or does it impact on, a mineral safeguarding area?	Yes and impact cannot be mitigated	Yes western part of site but impact can likely be mitigated							
		Yes but impact can likely be mitigated								
		No								
2) The prudent and efficient use of natural resources by minimising waste and re-using and recycling natural resources and materials locally	Not applicable at site level insufficient information available. This will be addressed at the application stage through the Local Plan Sustainable Development Chapter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3) To ensure a sustainable transport network which encourages the use of public transport, cycling and walking which minimises traffic congestion and improves air quality	Does the site link to footpath and cycle routes?	No or poor links with no prospect of improving connectivity or creating new routes/paths	Yes, already well connected with very little off site works required to connect to the existing network.	↑	L	LT	R	I	R	LA
		No, but potential for new links to both footpaths and cycle paths and PROW								
		Yes, already well connected or very little off site works required to connect to the existing network.								
	Does the site have good connectivity to public transport	No over 1200m	Western part between 401 and 1200m							
		Between 401 and 1200m								

	(proximity to bus stop)?	Yes less than 400m								
4) To make the most efficient use of land through optimising opportunities for the re-use of existing buildings and brownfield land.	Does the development re-use previously developed land?	No 0-25% of site is previously developed	No 0-25% of site is previously developed	+/- Site is greenfield, grade 3b agricultural land. Development of this site is likely to be able to make efficient use of land and likely mitigate ground condition issues on site.	L	LT	P	D	R	SB
		Yes 26-75% is previously developed								
		Yes 76-100% is previously developed								
	Could the development make efficient use of land	No development at 0-20 dwellings per hectare	Yes development likely to be at 30+ dwellings per hectare							
		Development at 21-29 dwellings per hectare								
		Yes development likely to be at 30+ dwellings per hectare								
	Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development	Yes ground conditions associated with surface water flooding, likely to be mitigated through development.							
		Yes but contamination or ground conditions can be mitigated through development								
		No contamination or ground issues known								
	Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land	Yes loss of 3b, 4 and 5 grade agricultural land							
		Yes loss of 3b, 4 and 5 grade agricultural land								
		No previously developed or non-agricultural								
5) To provide a good quality-built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable design and construction, incorporating energy and water conservation	Will development of the proposed site impact upon existing green infrastructure corridors?	Yes it will result in significant impact/loss of green infrastructure corridor	No impact on existing green infrastructure corridor.	↑ The potential residential development can be connected to and will not impact upon the existing green infrastructure corridor and is compatible with surrounding land uses.	L	LT	P	D	R	LA
		Possible impact which can be mitigated through re-provision								
		No impact on existing green infrastructure corridor or potential significant enhancement of them.								
	Is the proposed site well	No and limited opportunities to create link	Not directly linked but likely							

7) To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions	Is the proposed site in a location where the new development can likely be resilient to climate change?	<p>No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable</p> <p>Possibly, certain issues exist partly in (floodzone 2/3, partial risk of surface water flooding, largely south facing) but likely to be migrated through development</p> <p>Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change</p>	No the site is at significant risk of flooding with the majority of the eastern part of the site in area prone to surface water flooding (1 in 30yr) where development should be avoided.	<p>↓↓</p> <p>No the site is at significant risk of flooding with the majority of the eastern part of the site in area prone to surface water flooding (1 in 30yr) where development should be avoided.</p>	L	LT	P	D	I	LA
8) To maintain and enhance the quality and character of the landscape and protect the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas and other protected areas.	Will the proposed development impact upon the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas	<p>Yes the proposed development will impact upon the special qualities and setting of these protected landscapes</p> <p>A potential impact that could likely be mitigated</p> <p>No impact on the setting and special qualities of these protected landscapes</p>	No impact on the setting and special qualities of these protected landscapes	<p>↓↓</p> <p>The development of this site will not impact upon the setting of any protected landscapes but would have a negative impact on significant views on the eastern approach to Catterick Garrison and also the form and character significantly extending the built form out in to the countryside which cannot be mitigated</p>	L	LT	P	D	I	LA
	Is the site prominent in any significant views towards a settlement?	<p>Yes the proposed development of this site will have a negative impact on significant views which cannot be mitigated</p> <p>Yes, but through careful and sensitive design and layout of the proposed development the impact can be reduced</p> <p>No the site is not prominent in any</p>	Yes the proposed development of this site will have a negative impact on significant views which cannot be mitigated							

		significant views towards a settlement									
	Will the proposed development impact on the form and character of a settlement?	Yes significant impact that could not be mitigated through careful design	The proposed development has potential to impact but this could be mitigated through careful design and layout	The proposed development has potential to impact but this could be mitigated through careful design and layout							
		No development of the site would not negatively impact on the form and character of a settlement and could form a natural extension or infill									
	Is the site located in any identified settlement gaps?	Yes the site is within an identified settlement gap and development of this site would significantly affect its purpose	No the proposed site is not located within an identified settlement gap.								
		The proposed development is partly within and could be designed in a way to enhance the purpose of the settlement gap									
		No the proposed site is not located within an identified settlement gap or its development would enhance the purpose of the settlement gap.									
9) To improve health and wellbeing by ensuring all groups of the population have access to adequate leisure facilities, recreational activities and health services.	Does the proposed site have good access to recreational and health facilities?	Doctors	Further than 15 minute walk (1251m+)	Between 5 and 15 minute walk (416m and 1250m)	↑ Site is in a location which will not adversely impact upon health and wellbeing and has good or excellent accessibility to leisure and recreational facilities.	L	LT	R	D	R	LA
			Between 5 and 15 minute walk (416m and 1250m)								
			5 minute walk or less (415m or less)								
		Leisure Centre	Further than 15 minute walk (1251m+)	10 minute walk or less (830m or less)							

			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
		Children's Play Area	Further than 10 minute walk (831m+)	5 minute walk or less (415m or less)							
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								
		Informal Recreation/ Natural Green Space	Further than 15 minute walk (1251m+)	10 minute walk or less (830m or less)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
		Formal Outdoor Recreation (Playing Pitches)	Further than 15 minute walk (1251m+)	10 minute walk or less (830m or less)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								

	Is the development in an area where the health and wellbeing of future or existing residents is likely to be affected by noise or air pollution or odours?	<p>Yes near to an air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that cannot be mitigated</p> <p>Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that can be mitigated</p> <p>No development is not near to any uses likely to affect health and wellbeing of future or existing residents.</p>	No development is not near to any uses likely to affect health and wellbeing of future or existing residents.							
10) To conserve and enhance the historic environment, heritage assets and their setting and improve understanding and enjoyment of local cultural heritage.	<p>Would development affect the setting and/or significance of a Designated heritage Asset? (Listed Building, Scheduled Monument, Conservation Area, Historic Parkland etc)</p> <p>Would development affect the character and appearance of a Conservation Area?</p>	<p>Yes the impact could not be mitigated through careful design of the development</p> <p>Yes but there is scope to mitigate the impact through careful design and layout of the development</p> <p>No impact on the setting and/or significance of a designated heritage asset. Development will enhance or better reveal elements which contribute to the significance of the heritage asset.</p> <p>Yes the impact could not be mitigated through careful design of the development</p> <p>Yes but there is scope to mitigate the impact through careful design and layout of the development</p> <p>No impact on the character and appearance of the Conservation Area. Development will enhance or better reveal elements which contribute to the character and appearance of the conservation area.</p>	<p>No impact on the setting and/or significance of a designated heritage asset.</p> <p>No impact on the character and appearance of the Conservation Area.</p>	<p>↑↑</p> <p>Development of this site will have no impact on the historic environment or heritage assets</p>	U	LT	P	D	I	LA

	Would development affect the setting and/or significance of a non-designated heritage asset	<p>Yes the impact could not be mitigated through careful design of the development</p> <p>Yes but there is scope to mitigate the impact through careful design and layout of the development</p> <p>No impact on the asset or development will enhance or better reveal elements which contribute to the significance of the non-designated heritage asset.</p>	No impact on non-designated heritage asset.							
11) To provide a mix of housing types and tenures in order to ensure all have the opportunity to meet their housing needs in accommodation of adequate quality.	<p>Will the development provide an adequate overall mix of housing in terms of type, size and tenure to meet local needs?</p> <p>Will development provide affordable housing of the appropriate amount, type, size and tenure?</p>	<p>All sites allocated for residential development are expected to meet Local Plan Policies on housing mix</p> <p>N/A – Site is only being considered for employment purposes</p> <p>All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements</p> <p>Not applicable no affordable housing required or the site is only being considered for employment purposes</p>	<p>All sites allocated for residential development are expected to meet Local Plan Policies on housing mix</p> <p>All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements</p>	<p>↑</p> <p>All sites allocated for residential development will be expected to provide an appropriate housing mix and amount and tenure of affordable housing and with significant surface water mitigation costs may not be fully possible.</p>	L	LT	P	D	R	LA
12) To provide a reduction in crime and improve the perception of safety and security.	Not Applicable at site assessment stage. All development will be expected to achieve this at the planning application stage where Local Plan policies in this regard will be applied.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13) To provide a range of good quality	Will development of the proposed	<p>N/A the proposed site is for housing development</p> <p>Possible mixed use site</p>	N/A the proposed site is	N/A the proposed site is for housing development	N/A	N/A	N/A	N/A	N/A	N/A

employment opportunities available to all.	site create direct jobs?	Yes the site is proposed for employment use so direct job creation would be expected.		for housing development							
	Will the proposed development great good quality employment opportunities for all	N/A the proposed site is for housing development	Possibly the site is a mixed use site	N/A the proposed site is for housing development							
14) To provide conditions which encourage economic growth, business success, diversification of existing enterprises and investment in both urban and rural locations.	Will development of the proposed site encourage investment, economic growth and business diversification	N/A the proposed site is for housing development		N/A the proposed site is for housing development	N/A the proposed site is for housing development	N/A	N/A	N/A	N/A	N/A	N/A
		Possibly the site is mixed use so may offer some scope for growth, investment and diversification.									
		Yes the site is proposed for employment uses and would encourage growth, diversification and investment in the local economy									
15) To provide education and training opportunities which build the skills and capacity of the population	This objective is not applicable for the site assessment appraisal. Local plan policies will encourage and expect applicants to demonstrate how the development will provide education and training opportunities for the local population	N/A		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16) To maintain and enhance provision of infrastructure including local services and	Does the site have good connectivity to facilities and services?	Town Centre	Further than 20 minute walk (1661m +)	Further than 20 minute walk (1661m +)	↓ Site generally has poor access to local services and community	L	LT	P	D	R	SB
			Between 10 and 20								

community facilities to ensure needs can be met locally.			minute walk (831m and 1659m)	facilities being further than a 20 minute walk from the Town Centre and Secondary School and more than 15 minute walk from Primary School and Village Hall. Site is in close proximity to an employment area and Convenience Stores (Filling Station/Lidl)							
			10 minute walk or less (830m or less)								
	Primary School	Further than 15 minute walk (1251m+)	Further than 15 minute walk (1251m+)								
		Between 5 and 15 minute walk (416m and 1250m)									
		5 minute walk or less (415m or less)									
	Secondary School	Further than 20 minute walk (1661m+)	Further than 20 minute walk (1661m+)								
		Between 10 and 20 minute walk (831m and 1660m)									
		10 minute walk or less (830m or less)									
	Village Hall	Further than 15 minute walk (1251m+)	Further than 15 minute walk (1251m+)								
		Between 10 and 15 minute walk (831m and 1250m)									
		10 minute walk or less (830m or less)									
	Employment Areas	Further than 20 minute walk (1660m+)	Less than 10 minute walk (829m or less)								

			Between 10 and 20 minute walk (831m and 1659m)								
			Less than 10 minute walk (829m or less)								
		Convenience Store	Further than 10 minute walk (831m+)	5 minute walk or less (415m or less)							
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								
17) To encourage vibrant communities that participate in decision making	Is the proposed site in close proximity to the existing settlement with connectivity to existing housing?	No the site is over 1200m from the nearest housing with limited scope to provide direct connectivity	The site is less than 400m from the nearest housing area with direct links available	↑↑	L	LT	P	D	R	LA	
		The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity		Site is in close proximity to existing housing with direct links available							
		The site is less than 400m from the nearest housing area with direct links available									
18) To protect and enhance water resources, water quality and water availability	Is the site within a Groundwater Source Protection Zone 1, 2 or 3?	Yes, Zone 1 and employment allocation	No not within a Groundwater Protection Zone	↑↑	U	LT	P	D	R	LA	
		Yes, Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment.		Development of this site will not affect water quality or availability							
		No not within a Groundwater Protection Zone									
	Will development of the proposed site affect any	Yes, impact unable to be mitigated	No, the development will not affect any								
		Yes, impact can be mitigated									

	sensitive water receptors?	No, the development will not affect any sensitive water receptors	sensitive water receptors							
19) To reduce the risk of flooding from all sources, both now and in the future	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Yes, extremely significant	Yes, extremely significant	↓ Development of a significant portion of the site should be avoided as it has a high risk of surface water flooding (1 in 30yr). Mitigation measures would need to be explored.	L	LT	P	D	R	SB
		A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding								
	Site does not fall within a flood zone and has minimal or no risk of surface water flooding									
	Will development of the proposed site increase the risk of flooding?	Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.	Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.							
		Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.								
	Can any increase in risk of flooding be mitigated?	No	Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.							
Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.										
Yes										
	Not applicable green above									

Summary of Sustainability Appraisal:

A greenfield site on eastern edge of the urban extent of Catterick Garrison (Colburn). Sites has mixed levels of accessibility to facilities and services and contains a significant area of land at high risk of surface water flooding. It will also negatively impact upon the character and form of Catterick Garrison. Performs negatively against objectives 7,8, 16 and 19.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
185	Land adjacent to Lidl	Colburn	0.91	Housing						
Context: This is a brownfield site within the eastern edge of the urban extent of Catterick Garrison (Colburn). Residential development to the west and east. Lidl store to the east. Vacant land (Site 186) to the North and A6136 to the South.										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones. No harm likely	↑ The development of this site is unlikely to impact upon elements of biodiversity and geo-diversity and net gain requirements and enhancement measures of existing tree and hedgerow boundaries may improve habitat. Impact on MSA likely to be mitigated.	L	LT	P	D	R	SB
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact								
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	No							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	No or opportunities to improve habitat							
		Yes, potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site fragment habitats?	Yes and harm cannot be mitigated	No opportunity to enhance							
		Yes potentially but harm can be mitigated								
		No or opportunities to enhance								
Would development of	Yes and harm cannot be mitigated	Yes potentially but harm can be								

	the site impact upon Ancient Woodland, Veteran Trees or Tree subject to a preservation order (TPO)?	Yes potentially but harm can be mitigated	mitigated and enhancement likely							
	Is the development within, or does it impact on, a mineral safeguarding area?	No								
		Yes and impact cannot be mitigated	Yes all of site but impact can likely be mitigated							
		Yes but impact can likely be mitigated								
		No								
2) The prudent and efficient use of natural resources by minimising waste and re-using and recycling natural resources and materials locally	Not applicable at site level insufficient information available. This will be addressed at the application stage through the Local Plan Sustainable Development Chapter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3) To ensure a sustainable transport network which encourages the use of public transport, cycling and walking which minimises traffic congestion and improves air quality	Does the site link to footpath and cycle routes?	No or poor links with no prospect of improving connectivity or creating new routes/paths	Yes, very little off site works required to connect to the existing network.	↑↑	L	LT	R	I	R	LA
		No, but potential for new links to both footpaths and cycle paths and PROW								
		Yes, already well connected or very little off site works required to connect to the existing network.								
	Does the site have good connectivity to public transport	No over 1200m	Yes less than 400m							
		Between 401 and 1200m								

	(proximity to bus stop)?	Yes less than 400m									
4) To make the most efficient use of land through optimising opportunities for the re-use of existing buildings and brownfield land.	Does the development re-use previously developed land?	No 0-25% of site is previously developed	Yes 76-100% is previously developed	↑ Site is previously developed. Development of this site is likely to be able to make efficient use of land and unlikely to be any significant contamination or ground condition issues on site.	L	LT	P	D	R	SB	
		Yes 26-75% is previously developed									
		Yes 76-100% is previously developed									
	Could the development make efficient use of land	No development at 0-20 dwellings per hectare	Yes development likely to be at 30+ dwellings per hectare								
		Development at 21-29 dwellings per hectare									
		Yes development likely to be at 30+ dwellings per hectare									
	Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development	Yes but contamination or ground conditions can be mitigated through development								
		Yes but contamination or ground conditions can be mitigated through development									
		No contamination or ground issues known									
	Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land	No previously developed								
		Yes loss of 3b, 4 and 5 grade agricultural land									
		No previously developed or non-agricultural									
5) To provide a good quality-built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable design and construction, incorporating energy and water conservation	Will development of the proposed site impact upon existing green infrastructure corridors?	Yes it will result in significant impact/loss of green infrastructure corridor	No impact on existing green infrastructure corridor.	N The potential residential development can be connected to and will not impact upon the existing green infrastructure corridor, is well related to it. It is likely to be compatible with	L	LT	P	D	R	LA	
		Possible impact which can be mitigated through re-provision									
		No impact on existing green infrastructure corridor or potential significant enhancement of them.									
	Is the proposed site well	No and limited opportunities to create link	Not directly linked but likely								

<p>7) To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions</p>	<p>Is the proposed site in a location where the new development can likely be resilient to climate change?</p>	<p>No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable</p> <p>Possibly, certain issues exist partly in (floodzone 2/3, partial risk of surface water flooding, largely south facing) but likely to be migrated through development</p> <p>Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change</p>	<p>Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change.</p>	<p>↑</p> <p>Site can be resilient to climate change and development can be oriented to make maximum use of solar gain.</p>	<p>L</p>	<p>LT</p>	<p>P</p>	<p>D</p>	<p>R</p>	<p>SB</p>
<p>8) To maintain and enhance the quality and character of the landscape and protect the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas and other protected areas.</p>	<p>Will the proposed development impact upon the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas</p>	<p>Yes the proposed development will impact upon the special qualities and setting of these protected landscapes</p> <p>A potential impact that could likely be mitigated</p> <p>No impact on the setting and special qualities of these protected landscapes</p>	<p>No impact on the setting and special qualities of these protected landscapes</p>	<p>↑↑</p> <p>The development of this site will not impact upon the setting of any protected landscapes or the setting or character of Catterick Garrison. It is not located in a settlement gap.</p>	<p>L</p>	<p>LT</p>	<p>P</p>	<p>D</p>	<p>I</p>	<p>LA</p>
	<p>Is the site prominent in any significant views towards a settlement?</p>	<p>Yes the proposed development of this site will have a negative impact on significant views which cannot be mitigated</p> <p>Yes, but through careful and sensitive design and layout of the proposed development the impact can be reduced</p> <p>No the site is not prominent in any</p>	<p>No the site is not prominent in any significant views towards a settlement</p>							

			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
		Children's Play Area	Further than 10 minute walk (831m+)	5 minute walk or less (415m or less)							
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								
		Informal Recreation/ Natural Green Space	Further than 15 minute walk (1251m+)	10 minute walk or less (830m or less)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
		Formal Outdoor Recreation (Playing Pitches)	Further than 15 minute walk (1251m+)	10 minute walk or less (830m or less)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								

	Is the development in an area where the health and wellbeing of future or existing residents is likely to be affected by noise or air pollution or odours?	<p>Yes near to an air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that cannot be mitigated</p> <p>Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that can be mitigated</p> <p>No development is not near to any uses likely to affect health and wellbeing of future or existing residents.</p>	Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents from the A6136, employment uses and Lidl that can be mitigated							
10) To conserve and enhance the historic environment, heritage assets and their setting and improve understanding and enjoyment of local cultural heritage.	<p>Would development affect the setting and/or significance of a Designated heritage Asset? (Listed Building, Scheduled Monument, Conservation Area, Historic Parkland etc)</p> <p>Would development affect the character and appearance of a Conservation Area?</p>	<p>Yes the impact could not be mitigated through careful design of the development</p> <p>Yes but there is scope to mitigate the impact through careful design and layout of the development</p> <p>No impact on the setting and/or significance of a designated heritage asset. Development will enhance or better reveal elements which contribute to the significance of the heritage asset.</p> <p>Yes the impact could not be mitigated through careful design of the development</p> <p>Yes but there is scope to mitigate the impact through careful design and layout of the development</p> <p>No impact on the character and appearance of the Conservation Area. Development will enhance or better reveal elements which contribute to the character and appearance of the conservation area.</p>	<p>No impact on the setting and/or significance of a designated heritage asset.</p> <p>No impact on the character and appearance of the Conservation Area.</p>	<p>↑↑</p> <p>Development of this site will have no impact on the historic environment or heritage assets</p>	U	LT	P	D	I	LA

	Would development affect the setting and/or significance of a non-designated heritage asset	<p>Yes the impact could not be mitigated through careful design of the development</p> <p>Yes but there is scope to mitigate the impact through careful design and layout of the development</p> <p>No impact on the asset or development will enhance or better reveal elements which contribute to the significance of the non-designated heritage asset.</p>	No impact on non-designated heritage asset.							
11) To provide a mix of housing types and tenures in order to ensure all have the opportunity to meet their housing needs in accommodation of adequate quality.	<p>Will the development provide an adequate overall mix of housing in terms of type, size and tenure to meet local needs?</p> <p>Will development provide affordable housing of the appropriate amount, type, size and tenure?</p>	<p>All sites allocated for residential development are expected to meet Local Plan Policies on housing mix</p> <p>N/A – Site is only being considered for employment purposes</p> <p>All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements</p> <p>Not applicable no affordable housing required or the site is only being considered for employment purposes</p>	<p>All sites allocated for residential development are expected to meet Local Plan Policies on housing mix</p> <p>All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements</p>	<p>↑</p> <p>All sites allocated for residential development will be expected to provide an appropriate housing mix and amount and tenure of affordable housing and being a brownfield site, which is less viable may not be possible.</p>	L	LT	P	D	R	LA
12) To provide a reduction in crime and improve the perception of safety and security.	Not Applicable at site assessment stage. All development will be expected to achieve this at the planning application stage where Local Plan policies in this regard will be applied.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13) To provide a range of good quality	Will development of the proposed	<p>N/A the proposed site is for housing development</p> <p>Possible mixed use site</p>	N/A the proposed site is	N/A the proposed site is for housing development	N/A	N/A	N/A	N/A	N/A	N/A

employment opportunities available to all.	site create direct jobs?	Yes the site is proposed for employment use so direct job creation would be expected.		for housing development							
	Will the proposed development great good quality employment opportunities for all	N/A the proposed site is for housing development	Possibly the site is a mixed use site	Yes the site is proposed for allocation as a high quality employment site	N/A the proposed site is for housing development						
14) To provide conditions which encourage economic growth, business success, diversification of existing enterprises and investment in both urban and rural locations.	Will development of the proposed site encourage investment, economic growth and business diversification	N/A the proposed site is for housing development		N/A the proposed site is for housing development	N/A the proposed site is for housing development	N/A	N/A	N/A	N/A	N/A	N/A
		Possibly the site is mixed use so may offer some scope for growth, investment and diversification.									
		Yes the site is proposed for employment uses and would encourage growth, diversification and investment in the local economy									
15) To provide education and training opportunities which build the skills and capacity of the population	This objective is not applicable for the site assessment appraisal. Local plan policies will encourage and expect applicants to demonstrate how the development will provide education and training opportunities for the local population	N/A		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16) To maintain and enhance provision of infrastructure including local services and	Does the site have good connectivity to facilities and services?	Town Centre	Further than 20 minute walk (1661m +)	Further than 20 minute walk (1661m +)	+/-	L	LT	P	D	R	LA
			Between 10 and 20		Site generally has mixed access to local services and community						

community facilities to ensure needs can be met locally.		minute walk (831m and 1659m)		facilities being further than a 20-minute walk from the Town Centre and Secondary School and between 5 and 15 minute walk from Primary School. Site is in very close proximity to an employment area and Convenience Stores (Filling Station/Lidl)							
		10-minute walk or less (830m or less)									
	Primary School	Further than 15-minute walk (1251m+)	Between 5 and 15 minute walk (416m and 1250m)								
		Between 5 and 15 minute walk (416m and 1250m)									
		5-minute walk or less (415m or less)									
	Secondary School	Further than 20 minute walk (1661m+)	Further than 20 minute walk (1661m+)								
		Between 10 and 20 minute walk (831m and 1660m)									
		10 minute walk or less (830m or less)									
	Village Hall	Further than 15 minute walk (1251m+)	10 minute walk or less (830m or less)								
		Between 10 and 15 minute walk (831m and 1250m)									
		10 minute walk or less (830m or less)									
	Employment Areas	Further than 20 minute walk (1660m+)	Less than 10 minute walk (829m or less)								

			Between 10 and 20 minute walk (831m and 1659m)								
			Less than 10 minute walk (829m or less)								
		Convenience Store	Further than 10 minute walk (831m+)	5 minute walk or less (415m or less)							
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								
17) To encourage vibrant communities that participate in decision making	Is the proposed site in close proximity to the existing settlement with connectivity to existing housing?	No the site is over 1200m from the nearest housing with limited scope to provide direct connectivity	The site is less than 400m from the nearest housing area with direct links available	↑↑ Site is in close proximity to existing housing with direct links available	L	LT	P	D	R	LA	
		The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity									
		The site is less than 400m from the nearest housing area with direct links available									
18) To protect and enhance water resources, water quality and water availability	Is the site within a Groundwater Source Protection Zone 1, 2 or 3?	Yes, Zone 1 and employment allocation	No not within a Groundwater Protection Zone	↑↑ Development of this site will not affect water quality or availability	U	LT	P	D	R	LA	
		Yes, Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment.									
		No not within a Groundwater Protection Zone									
	Will development of the proposed site affect any	Yes, impact unable to be mitigated	No, the development will not affect any								
		Yes, impact can be mitigated									

	sensitive water receptors?	No, the development will not affect any sensitive water receptors	sensitive water receptors							
19) To reduce the risk of flooding from all sources, both now and in the future	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Yes, extremely significant	Site does not fall within a flood zone and has minimal or no risk of surface water flooding	↑	L	LT	P	D	R	SB
		A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding								
		Site does not fall within a flood zone and has minimal or no risk of surface water flooding								
	Will development of the proposed site increase the risk of flooding?	Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.	No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.							
		Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.								
	Can any increase in risk of flooding be mitigated?	No	Not applicable green above							
		Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.								
		Yes								
			Not applicable green above							

Summary of Sustainability Appraisal:

A brownfield site within the eastern edge of the urban extent of Catterick Garrison (Colburn) surrounded by a mix of uses. Site has mixed levels of accessibility to facilities and services. Performs well against objectives 3, 8, 10,17 and 18. Mitigation required in relation to objectives 5 and 9.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
357	Land off Downholme Road	Hipswell	2.38	Housing						
Context: This is an MOD owned predominantly reverted greenfield site now forming part of the green corridor although was partly previously developed. Housing to the north, south and east. Woodland to the west.										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones. No harm likely	+/- The development of this site has potential to impact upon certain elements of biodiversity and geo-diversity and mitigation and enhancement measures will be necessary. Further assessment required.	L	ST	P	D	I	SB
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact								
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	No							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated							
		Yes potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site fragment habitats?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated through design and retention of tree belts and creation of corridor across site.							
		Yes potentially but harm can be mitigated								
		No or opportunities to enhance								
Would development of	Yes and harm cannot be mitigated									

	the site impact upon Ancient Woodland, Veteran Trees or Tree subject to a preservation order (TPO)?	Yes potentially but harm can be mitigated	Yes potentially but harm can be mitigated through retention							
	Is the development within, or does it impact on, a mineral safeguarding area?	No								
		Yes and impact cannot be mitigated	No							
		Yes but impact can likely be mitigated								
	No									
2) The prudent and efficient use of natural resources by minimising waste and re-using and recycling natural resources and materials locally	Not applicable at site level insufficient information available. This will be addressed at the application stage through the Local Plan Sustainable Development Chapter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3) To ensure a sustainable transport network which encourages the use of public transport, cycling and walking which minimises traffic congestion and improves air quality	Does the site link to footpath and cycle routes?	No or poor links with no prospect of improving connectivity or creating new routes/paths	Yes, there is a public foot path along the western boundary of the site.	↑↑ This site has access to an existing foot path network. The site also has good access to existing bus routes.	L	ST	P	D	R	LA
		No, but potential for new links to both footpaths and cycle paths and PROW								
	Does the site have good connectivity to public transport	Yes, already well connected or very little off site works required to connect to the existing network.								
		No over 1200m	Yes less than 400m							
		Between 401 and 1200m								

	(proximity to bus stop)?	Yes less than 400m								
4) To make the most efficient use of land through optimising opportunities for the re-use of existing buildings and brownfield land.	Does the development re-use previously developed land?	No 0-25% of site is previously developed Yes 26-75% is previously developed Yes 76-100% is previously developed	No 0-25% of site is previously developed	+/- Site is reverted greenfield. Development of this site is likely to be able to make relatively efficient use of land and unlikely to be any significant contamination or ground condition issues on site.	L	ST	P	D	I	SB
	Could the development make efficient use of land?	No development at 0-20 dwellings per hectare Development at 21-29 dwellings per hectare Yes development likely to be at 30+ dwellings per hectare	Development at 21-29 dwellings per hectare							
	Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development Yes but contamination or ground conditions can be mitigated through development No contamination or ground issues known	Yes but contamination or ground conditions can be mitigated through development							
	Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land Yes loss of 3b, 4 and 5 grade agricultural land No previously developed or non-agricultural	No previously developed or non-agricultural							
5) To provide a good quality built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable design and construction, incorporating energy and water	Will development of the proposed site impact upon existing green infrastructure corridors?	Yes it will result in significant impact/loss of green infrastructure corridor Possible impact which can be mitigated through re-provision No impact on existing green infrastructure corridor or potential significant enhancement of them.	There may be a possible impact on existing green corridors however this can be mitigated through retention, re-provision and enhancement of the existing corridor.	↑ The potential residential development of this site does have potential to mitigate and enhance the green corridors, is well related to it and is compatible with	L	LT	P	D	I	SB
	Is the proposed site well	No and limited opportunities to create link	Yes the site is well related and connected							

7) To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions	Is the proposed site in a location where the new development can likely be resilient to climate change?	No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable	Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change	↑ The site is in a location where development can be developed to be resilient to climate change.	L	LT	P	D	R	SB
8) To maintain and enhance the quality and character of the landscape and protect the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas and other protected areas.	Will the proposed development impact upon the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas	Yes the proposed development will impact upon the special qualities and setting of these protected landscapes	No impact on the setting and special qualities of these protected landscapes	↑↑ The development of this site will not impact upon the setting of any protected landscapes or the setting and character of Catterick Garrison. It is not located in a settlement gap.	L	LT	P	D	I	SB
Is the site prominent in any significant views towards a settlement?	Yes the proposed development of this site will have a negative impact on significant views which cannot be mitigated	No the site is not prominent in any significant views towards a settlement								
	Yes, but through careful and sensitive design and layout of the proposed development the impact can be reduced	No the site is not prominent in any								

			<p>minute walk (1251m+)</p> <p>Between 10 and 15 minute walk (831m and 1250m)</p> <p>10 minute walk or less (830m or less)</p>	Between 10 and 15 minute walk (831m and 1250m)							
		Children's Play Area	<p>Further than 10 minute walk (831m+)</p> <p>Between 5 and 10 minute walk (416m and 830m)</p> <p>5 minute walk or less (415m or less)</p>	5 minute walk or less (415m or less)							
		Informal Recreation/ Natural Green Space	<p>Further than 15 minute walk (1251m+)</p> <p>Between 10 and 15 minute walk (831m and 1250m)</p> <p>10 minute walk or less (830m or less)</p>	10 minute walk or less							
		Formal Outdoor Recreation (Playing Pitches)	<p>Further than 15 minute walk (1251m+)</p> <p>Between 10 and 15 minute</p>	10 minute walk or less							

		walk (831m and 1250m) 10 minute walk or less (830m or less)								
	Is the development in an area where the health and wellbeing of future or existing residents is likely to be affected by noise or air pollution or odours?	Yes near to an air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that cannot be mitigated Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that can be mitigated No development is not near to any uses likely to affect health and wellbeing of future or existing residents.	No development is not near to any uses likely to affect health and wellbeing of future or existing residents.							
10) To conserve and enhance the historic environment, heritage assets and their setting and improve understanding and enjoyment of local cultural heritage.	Would development affect the setting and/or significance of a Designated heritage Asset? (Listed Building, Scheduled Monument, Conservation Area, Historic Parkland etc)	Yes the impact could not be mitigated through careful design of the development Yes but there is scope to mitigate the impact through careful design and layout of the development No impact on the setting and/or significance of a designated heritage asset. Development will enhance or better reveal elements which contribute to the significance of the heritage asset.	No impact on the setting and/or significance of a designated heritage asset.	↑↑ Development of this site will have no impact on the historic environment or heritage assets	U	LT	P	D	I	SB
	Would development affect the character and appearance of a Conservation Area?	Yes the impact could not be mitigated through careful design of the development Yes but there is scope to mitigate the impact through careful design and layout of the development No impact on the character and appearance	No impact on the character and appearance of the Conservation Area.							

	the local population										
16) To maintain and enhance provision of infrastructure including local services and community facilities to ensure needs can be met locally.	Does the site have good connectivity to facilities and services?	Town Centre	Further than 20 minute walk (1661m +) Between 10 and 20 minute walk (831m and 1659m) 10 minute walk or less (830m or less)	Between 10 and 20 minute walk (831m and 1659m)	+/- Accessibility of the range of facilities and services is generally mixed by foot with primary school nearby but convenience store and secondary school distant.	L	LT	P	D	R	LA
		Primary School	Further than 15 minute walk (1251m+) Between 5 and 15 minute walk (416m and 1250m) 5 minute walk or less (415m or less)	5 minute walk or less (415m or less)							
		Secondary School	Further than 20 minute walk (1661m+) Between 10 and 20 minute walk (831m)	Further than 20 minute walk (1661m+)							

			and 1660m)								
			10 minute walk or less (830m or less)								
		Village Hall	Further than 15 minute walk (1251m+)	10 minute walk or less (830m or less)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
		Employment Areas	Further than 20 minute walk (1660m+)	Between 10 and 20 minute walk (831m and 1659m)							
			Between 10 and 20 minute walk (831m and 1659m)								
			Less than 10 minute walk (829m or less)								
		Convenience Store	Further than 10 minute walk (831m+)	Further than 10 minute walk (831m+)							
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								

17) To encourage vibrant communities that participate in decision making	Is the proposed site in close proximity to the existing settlement with connectivity to existing housing?	<p>No the site is over 1200m from the nearest housing with limited scope to provide direct connectivity</p> <p>The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity</p> <p>The site is less than 400m from the nearest housing area with direct links available</p>	The site is less than 400m from the nearest housing area with direct links available	<p>↑↑</p> <p>Site is in close proximity to existing housing with direct links available</p>	L	ST	P	D	R	SB
18) To protect and enhance water resources, water quality and water availability	Is the site within a Groundwater Source Protection Zone 1, 2 or 3?	<p>Yes, Zone 1 and employment allocation</p> <p>Yes, Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment.</p> <p>No not within a Groundwater Protection Zone</p>	No not within a Groundwater Protection Zone	<p>↑↑</p> <p>Development of this site will not affect water quality or availability</p>	U	LT	P	I	R	SB
	Will development of the proposed site affect any sensitive water receptors?	<p>Yes and impact unable to be mitigated</p> <p>Yes impact can be mitigated</p> <p>No the development will not affect any sensitive water receptors</p>	No the development will not affect any sensitive water receptors							
19) To reduce the risk of flooding from all sources, both now and in the future	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	<p>Yes, extremely significant (Flood Zone 3b)</p> <p>A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding</p> <p>Site does not fall within a flood zone and has minimal or no risk of surface water flooding</p>	Site does not fall within a flood zone and has minimal or no risk of surface water flooding	<p>↑</p> <p>Development of this site will not increase the risk of flooding.</p>	L	LT	P	D	R	SB
	Will development of the proposed	Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.	No, site is within flood zone 1 or there is no history of surface							

	site increase the risk of flooding?	Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.	water flooding on or near the site.						
		No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.							
	Can any increase in risk of flooding be mitigated?	No	Not applicable green above						
		Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.							
		Yes							
		Not applicable green above							

Summary of Sustainability Appraisal:

A reverted greenfield site in the northern part of Catterick Garrison, which has mixed levels of pedestrian access to recreation, facilities and services (objectives 9 and 16). Performs well against objectives 3, 8, 10, 17 and 18. Mitigation will be required in relation to objective 1 and 5 in relation to biodiversity and the green infrastructure corridor.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
359	Land North of Haig Road	Hipswell	5.20	Housing						
Context: This is an MOD owned greenfield site used as grazing land. Tree belt and grazing land to the north and west, woodland to the east and Haig Road with housing to the south.										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones. No harm likely	+/-	L	ST	P	D	I	SB
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact								
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	There are SINCs immediately adjoining to the east of the site (West Wood) and across Richmond Road to the east of the site (Park Wood) but harm could be mitigated through creation of buffer to West Wood and measures to prevent recreational access.							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated							
		Yes potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site fragment habitats?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated through design and retention of tree belts and hedgerows and creation of corridors across site.							
		Yes potentially but harm can be mitigated								
		No or opportunities to enhance								

	Would development of the site impact upon Ancient Woodland, Veteran Trees or Tree subject to a preservation order (TPO)?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated through retention							
		Yes potentially but harm can be mitigated								
		No								
	Is the development within, or does it impact on, a mineral safeguarding area?	Yes and impact cannot be mitigated	No							
		Yes but impact can likely be mitigated								
		No								
2) The prudent and efficient use of natural resources by minimising waste and re-using and recycling natural resources and materials locally	Not applicable at site level insufficient information available. This will be addressed at the application stage through the Local Plan Sustainable Development Chapter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3) To ensure a sustainable transport network which encourages the use of public transport, cycling and walking which minimises traffic congestion and improves air quality	Does the site link to footpath and cycle routes?	No or poor links with no prospect of improving connectivity or creating new routes/paths	Yes, there is a public foot path along the southern boundary of the site.	↑ This site has access to an existing foot path network. The site also has reasonable access to existing bus routes.	L	ST	P	D	R	LA
		No, but potential for new links to both footpaths and cycle paths and PROW								
		Yes, already well connected or very little off site works required to connect to the existing network.								
	Does the site have good	No over 1200m	Between 401 and 1200m							

	connectivity to public transport (proximity to bus stop)?	Between 401 and 1200m Yes less than 400m								
4) To make the most efficient use of land through optimising opportunities for the re-use of existing buildings and brownfield land.	Does the development re-use previously developed land?	No 0-25% of site is previously developed	No 0-25% of site is previously developed	+/- Site is greenfield, grazing land. Development of this site is likely to be able to make relatively efficient use of land and unlikely to be any significant contamination or ground condition issues on site.	L	ST	P	D	I	SB
		Yes 26-75% is previously developed								
		Yes 76-100% is previously developed								
	Could the development make efficient use of land?	No development at 0-20 dwellings per hectare	Development at 21-29 dwellings per hectare							
		Development at 21-29 dwellings per hectare								
		Yes development likely to be at 30+ dwellings per hectare								
	Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development	No contamination or ground issues known							
		Yes but contamination or ground conditions can be mitigated through development								
		No contamination or ground issues known								
	Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land	Yes loss of 3b, 4 and 5 grade agricultural land							
		Yes loss of 3b, 4 and 5 grade agricultural land								
		No previously developed or non-agricultural								
5) To provide a good quality built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable design and construction,	Will development of the proposed site impact upon existing green infrastructure corridors?	Yes it will result in significant impact/loss of green infrastructure corridor	There may be a possible impact on existing green corridors however this can be mitigated through re-provision and enhancement of the existing corridors.	↑ The potential residential development of this site does have potential to mitigate and enhance the green corridors, is well related to it and is	L	LT	P	D	I	SB
		Possible impact which can be mitigated through re-provision								
		No impact on existing green infrastructure corridor or potential significant enhancement of them.								

	context and immediate setting.									
7) To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions	Is the proposed site in a location where the new development can likely be resilient to climate change?	No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable	Small eastern part of site at risk of surface water flooding although development can be avoided in this location.	N	L	LT	P	D	R	SB
		Possibly, certain issues exist partly in (floodzone 2/3, partial risk of surface water flooding, largely south facing) but likely to be mitigated through development								
		Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change								
8) To maintain and enhance the quality and character of the landscape and protect the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas and other protected areas.	Will the proposed development impact upon the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas	Yes the proposed development will impact upon the special qualities and setting of these protected landscapes	No impact on the setting and special qualities of these protected landscapes	+/-	L	LT	P	D	I	SB
		A potential impact that could likely be mitigated								
		No impact on the setting and special qualities of these protected landscapes								
	Is the site prominent in any significant views towards a settlement?	Yes the proposed development of this site will have a negative impact on significant views which cannot be mitigated	No the site is not prominent in any significant views towards a settlement							
Yes, but through careful and sensitive design and layout of the proposed development the impact can be reduced										

		No the site is not prominent in any significant views towards a settlement									
	Will the proposed development impact on the form and character of a settlement?	Yes significant impact that could not be mitigated through careful design		The proposed site would extend the built form beyond its current extent but with the significant tree cover this is unlikely to negatively affect the form and character of the area and could be mitigated through careful design and layout and retention/enhancement of tree and hedgerow boundaries.							
		The proposed development has potential to impact but this could be mitigated through careful design and layout									
		No development of the site would not negatively impact on the form and character of a settlement and could form a natural extension or infill									
	Is the site located in any identified settlement gaps?	Yes the site is within an identified settlement gap and development of this site would significantly affect its purpose		No the proposed site is not located within an identified settlement gap.							
		The proposed development is partly within and could be designed in a way to enhance the purpose of the settlement gap									
		No the proposed site is not located within an identified settlement gap or its development would enhance the purpose of the settlement gap.									
9) To improve health and wellbeing by ensuring all groups of the population have access to adequate leisure facilities, recreational activities and health services.	Does the proposed site have good access to recreational and health facilities?	Doctors	Further than 15 minute walk (1251m+)	Further than 15 minute walk (1251m+)	+/-	L	LT	R	D	R	LA
			Between 5 and 15 minute walk (416m and 1250m)		Residents of any development of this site would have mixed access to the full range of health and leisure facilities with a Doctors and Leisure Centre						
			5 minute walk or								

			less (415m or less)		further than 15 minutes walk.						
		Leisure Centre	Further than 15 minute walk (1251m+)	Further than 15 minute walk (1251m+)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
		Children's Play Area	Further than 10 minute walk (831m+)	Between 5 and 10 minute walk (416m and 830m)							
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								
		Informal Recreation/ Natural Green Space	Further than 15 minute walk (1251m+)	10 minute walk or less							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
		Formal Outdoor Recreation	Further than 15 minute	10 minute walk or less							

		(Playing Pitches)	walk (1251m+)							
			Between 10 and 15 minute walk (831m and 1250m)							
			10 minute walk or less (830m or less)							
	Is the development in an area where the health and wellbeing of future or existing residents is likely to be affected by noise or air pollution or odours?	Yes near to an air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that cannot be mitigated	No development is not near to any uses likely to affect health and wellbeing of future or existing residents.							
		Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that can be mitigated								
		No development is not near to any uses likely to affect health and wellbeing of future or existing residents.								
10) To conserve and enhance the historic environment, heritage assets and their setting and improve understanding and enjoyment of local cultural heritage.	Would development affect the setting and/or significance of a Designated heritage Asset? (Listed Building, Scheduled Monument, Conservation Area, Historic Parkland etc)	Yes the impact could not be mitigated through careful design of the development	No impact on the setting and/or significance of a designated heritage asset.	↑↑	U	LT	P	D	I	SB
		Yes but there is scope to mitigate the impact through careful design and layout of the development		Development of this site will have no impact on the historic environment or heritage assets						
		No impact on the setting and/or significance of a designated heritage asset. Development will enhance or better reveal elements which contribute to the significance of the heritage asset.								
	Would development affect the character and	Yes the impact could not be mitigated through careful design of the development	No impact on the character and appearance of the Conservation Area.							

	how the development will provide education and training opportunities for the local population										
16) To maintain and enhance provision of infrastructure including local services and community facilities to ensure needs can be met locally.	Does the site have good connectivity to facilities and services?	Town Centre	<p>Further than 20 minute walk (1661m +)</p> <p>Between 10 and 20 minute walk (831m and 1659m)</p> <p>10 minute walk or less (830m or less)</p>	Further than 20 minute walk (1661m +)	<p>↓</p> <p>Accessibility of the range of facilities and services is generally poor by foot.</p>	L	LT	P	D	R	LA
		Primary School	<p>Further than 15 minute walk (1251m+)</p> <p>Between 5 and 15 minute walk (416m and 1250m)</p> <p>5 minute walk or less (415m or less)</p>	Between 5 and 15 minute walk (416m and 1250m)							
		Secondary School	<p>Further than 20 minute walk (1661m+)</p> <p>Between 10 and 20 minute walk (831m)</p>	Further than 20 minute walk (1661m+)							

			and 1660m)								
			10 minute walk or less (830m or less)								
		Village Hall	Further than 15 minute walk (1251m+)	Between 10 and 15 minute walk (831m and 1250m)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
		Employment Areas	Further than 20 minute walk (1660m+)	Further than 20 minute walk (1660m+)							
			Between 10 and 20 minute walk (831m and 1659m)								
			Less than 10 minute walk (829m or less)								
		Convenience Store	Further than 10 minute walk (831m+)	Further than 10 minute walk (831m+)							
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								

17) To encourage vibrant communities that participate in decision making	Is the proposed site in close proximity to the existing settlement with connectivity to existing housing?	No the site is over 1200m from the nearest housing with limited scope to provide direct connectivity	The site is less than 400m from the nearest housing area with direct links available	↑↑ Site is in close proximity to existing housing with direct links available	L	ST	P	D	R	SB
		The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity								
		The site is less than 400m from the nearest housing area with direct links available								
18) To protect and enhance water resources, water quality and water availability	Is the site within a Groundwater Source Protection Zone 1, 2 or 3?	Yes, Zone 1 and employment allocation	No not within a Groundwater Protection Zone	↑↑ Development of this site will not affect water quality or availability	U	LT	P	I	R	SB
		Yes, Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment.								
		No not within a Groundwater Protection Zone								
	Will development of the proposed site affect any sensitive water receptors?	Yes and impact unable to be mitigated	No the development will not affect any sensitive water receptors							
		Yes impact can be mitigated								
		No the development will not affect any sensitive water receptors								
19) To reduce the risk of flooding from all sources, both now and in the future	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Yes, extremely significant (Flood Zone 3b)	Part of the site is at risk of surface water flooding	+/- Development of this site may increase the risk of flooding as small parts are at high risk of surface water flooding, although development can likely be avoided / mitigated in these locations.	L	LT	P	D	R	SB
		A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding								
		Site does not fall within a flood zone and has minimal or no risk of surface water flooding								
	Will development of the proposed	Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.	Yes, all new development could be considered to lead to an increase in the risk							

	site increase the risk of flooding?	Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.	of flooding due to materials used but situation could be managed through mitigation/ avoidance.						
		No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.							
	Can any increase in risk of flooding be mitigated?	No	Yes						
		Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.							
	Yes								
	Not applicable green above								

Summary of Sustainability Appraisal:

A greenfield site to the north of Catterick Garrison, which has mixed to poor levels of pedestrian access to recreation, facilities and services (objectives 9 and 16). Performs well against objectives 10, 11, 17 and 18. Mitigation will be required in relation to objective 1, 5, 8 and 19 in relation to biodiversity, green infrastructure corridor, surface water flooding and landscape character.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
364	Former Civil Service Club	Hipswell	1.82	Housing						
Context: This a brownfield site. Residential development to the south and east. Gaza Barracks to the north. Ypres Lines to the west (Site 365). Site owned by MOD and currently consists of two clubs – Civil Service Club (Vacant) and Travaux Club (Operating) – and associated parking and grassed areas.										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones. No harm likely.	+/-	L	ST	P	D	R	SB
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact								
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	There is a SINC circa. 445m to the north of the site (Park Wood, Hipswell) but harm could be mitigated.							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	Yes potentially over northern boundary but harm can be mitigated							
		Yes potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site fragment habitats?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated through design and retention of existing trees and green space.							
		Yes potentially but harm can be mitigated								
		No or opportunities to enhance								

	Would development of the site impact upon Ancient Woodland, Veteran Trees or Tree subject to a preservation order (TPO)?	Yes and harm cannot be mitigated	No							
		Yes potentially but harm can be mitigated								
		No								
	Is the development within, or does it impact on, a mineral safeguarding area?	Yes and impact cannot be mitigated	No							
		Yes but impact can likely be mitigated								
		No								
2) The prudent and efficient use of natural resources by minimising waste and re-using and recycling natural resources and materials locally	Not applicable at site level insufficient information available. This will be addressed at the application stage through the Local Plan Sustainable Development Chapter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3) To ensure a sustainable transport network which encourages the use of public transport, cycling and walking which minimises traffic congestion and improves air quality	Does the site link to footpath and cycle routes?	No or poor links with no prospect of improving connectivity or creating new routes/paths	Yes, there is a footpath which runs along the north and western edges of the site and very little further off site works will be required to connect to the existing network.	↑↑	U	LT	P	D	R	LA
		No, but potential for new links to both footpaths and cycle paths and PROW								
		Yes, already well connected or very little off site works required to connect to the existing network.								
	Does the site have good connectivity to public transport	No over 1200m	Yes there is multiple bus stops within 400m of the site.							
		Between 401 and 1200m								

	(proximity to bus stop)?	Yes less than 400m								
4) To make the most efficient use of land through optimising opportunities for the re-use of existing buildings and brownfield land.	Does the development re-use previously developed land?	No 0-25% of site is previously developed	Yes 26-75% is previously developed	↑↑ Site is previously developed land. Development of this site is likely to be able to make efficient use of land and there is unlikely to be any significant contamination or ground condition issues on site.	L	ST	P	D	R	SB
		Yes 26-75% is previously developed								
		Yes 76-100% is previously developed								
	Could the development make efficient use of land	No development at 0-20 dwellings per hectare	Yes development likely to be at 30+ dwellings per hectare.							
		Development at 21-29 dwellings per hectare								
		Yes development likely to be at 30+ dwellings per hectare								
	Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development	No contamination or ground issues known.							
		Yes but contamination or ground conditions can be mitigated through development								
		No contamination or ground issues known								
	Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land	No previously developed or non-agricultural.							
		Yes loss of 3b, 4 and 5 grade agricultural land								
		No previously developed or non-agricultural								
5) To provide a good quality built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable design and construction, incorporating energy and water conservation measures, waste recycling facilities	Will development of the proposed site impact upon existing green infrastructure corridors?	Yes it will result in significant impact/loss of green infrastructure corridor	↑ The potential residential development of this site could significantly enhance the green infrastructure corridor, is well related to it and is compatible with surrounding land uses.	L	ST	P	D	R	SB	
		Possible impact which can be mitigated through re-provision								
		No impact on existing green infrastructure corridor or potential significant enhancement of them.								
	Is the proposed site well connected to existing green	No and limited opportunities to create link								Yes the site is well related and connected to existing green
		Not directly linked but likely to be possible to create one								

<p>7) To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions</p>	<p>Is the proposed site in a location where the new development can likely be resilient to climate change?</p>	<p>No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable</p>	<p>Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change.</p>	<p>↑ The site is in a location where development can be developed to be resilient to climate change.</p>	<p>U</p>	<p>LT</p>	<p>P</p>	<p>D</p>	<p>R</p>	<p>SB</p>
<p>8) To maintain and enhance the quality and character of the landscape and protect the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas and other protected areas.</p>	<p>Will the proposed development impact upon the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas</p>	<p>Yes the proposed development will impact upon the special qualities and setting of these protected landscapes</p>	<p>No impact on the setting and special qualities of these protected landscapes</p>	<p>↑↑ The development of this site will not impact upon the setting of any protected landscapes and will not impact on the setting or character of Catterick Garrison. It is not located in a settlement gap and would be a natural infill.</p>	<p>U</p>	<p>LT</p>	<p>P</p>	<p>I</p>	<p>I</p>	<p>SB</p>
	<p>Is the site prominent in any significant views towards a settlement?</p>	<p>Yes the proposed development of this site will have a negative impact on significant views which cannot be mitigated</p>	<p>No, the site is not prominent in any significant views towards a settlement</p>							
		<p>Yes, but through careful and sensitive design and layout of the proposed development the impact can be reduced</p>								
		<p>No the site is not prominent in any significant views towards a settlement</p>								

	Will the proposed development impact on the form and character of a settlement?	<p>Yes significant impact that could not be mitigated through careful design</p> <p>The proposed development has potential to impact but this could be mitigated through careful design and layout</p> <p>No development of the site would not negatively impact on the form and character of a settlement and could form a natural extension or infill</p>	No development of the site would not negatively impact on the form and character of Catterick Garrison and development would be natural infill.							
	Is the site located in any identified settlement gaps?	<p>Yes the site is within an identified settlement gap and development of this site would significantly affect its purpose</p> <p>The proposed development is partly within and could be designed in a way to enhance the purpose of the settlement gap</p> <p>No the proposed site is not located within an identified settlement gap or its development would enhance the purpose of the settlement gap.</p>	No the proposed site is not located within an identified settlement gap.							
9) To improve health and wellbeing by ensuring all groups of the population have access to adequate leisure facilities, recreational activities and health services.	Does the proposed site have good access to recreational and health facilities?	<p>Doctors</p> <p>Further than 15 minute walk (1251m+)</p> <p>Between 5 and 15 minute walk (416m and 1250m)</p> <p>5 minute walk or less (415m or less)</p> <p>Leisure Centre</p> <p>Further than 15 minute walk (1251m+)</p> <p>Between 10 and 15 minute walk (831m and 1250m)</p> <p>10 minute walk or less (830m or less)</p> <p>Children's Play Area</p> <p>Further than 10 minute walk (831m+)</p>	<p>5 minute walk or less (approx. 240m) (Harewood Medical Practice)</p> <p>10 minute walk or less (approx. 550m)(Catterick Leisure Centre)</p> <p>5 minute walk or less (approx. 350m)</p>	↑↑	L	LT	R	I	R	LA
		Site is in a location which will not adversely impact upon health and wellbeing and has very good accessibility to leisure and recreational facilities.								

			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								
		Informal Recreation/ Natural Green Space	Further than 15 minute walk (1251m+)	10 minute walk or less (approx. 420m)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
		Formal Outdoor Recreation (Playing Pitches)	Further than 15 minute walk (1251m+)	10 minute walk or less (approx. 230m)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
	Is the development in an area where the health and wellbeing of future or existing residents is likely to be affected by noise or air pollution or odours?	Yes near to an air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that cannot be mitigated		No development is not near to any uses likely to affect health and wellbeing of future or existing residents.							
		Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that can be mitigated									
		No development is not near to any uses likely to affect health and wellbeing of future or existing residents.									
10) To conserve and enhance the historic environment, heritage assets and their setting and improve	Would development affect the setting and/or significance of a Designated heritage Asset?	Yes the impact could not be mitigated through careful design of the development		No impact on the setting and/or significance of a designated heritage asset.	↑↑	U	LT	P	D	R	SB
		Yes but there is scope to mitigate the impact through careful design and layout of the development			Development of this site will have no impact on the historic						

understanding and enjoyment of local cultural heritage.	(Listed Building, Scheduled Monument, Conservation Area, Historic Parkland etc)	No impact on the setting and/or significance of a designated heritage asset. Development will enhance or better reveal elements which contribute to the significance of the heritage asset.		environment or heritage assets.							
	Would development affect the character and appearance of a Conservation Area?	Yes the impact could not be mitigated through careful design of the development	No impact on the character and appearance of the Conservation Area.								
		Yes but there is scope to mitigate the impact through careful design and layout of the development									
		No impact on the character and appearance of the Conservation Area. Development will enhance or better reveal elements which contribute to the character and appearance of the conservation area.									
	Would development affect the setting and/or significance of a non-designated heritage asset	Yes the impact could not be mitigated through careful design of the development	No impact on a non-designated heritage asset								
		Yes but there is scope to mitigate the impact through careful design and layout of the development									
No impact on the asset or development will enhance or better reveal elements which contribute to the significance of the non-designated heritage asset.											
11) To provide a mix of housing types and tenures in order to ensure all have the opportunity to meet their housing needs in accommodation of adequate quality.	Will the development provide an adequate overall mix of housing in terms of type, size and tenure to meet local needs?	All sites allocated for residential development are expected to meet Local Plan Policies on housing mix	All sites allocated for residential development are expected to meet Local Plan Policies on housing mix	↑ All sites allocated for residential development will be expected to provide an appropriate housing mix and amount and tenure of affordable housing	L	MT	R	D	R	LA	
		N/A – Site is only being considered for employment purposes									
	Will development provide affordable housing of the	All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements	All sites allocated for residential development are expected to								

	appropriate amount, type, size and tenure?	Not applicable no affordable housing required or the site is only being considered for employment purposes	meet Local Plan policies affordable housing requirements							
12) To provide a reduction in crime and improve the perception of safety and security.	Not Applicable at site assessment stage. All development will be expected to achieve this at the planning application stage where Local Plan policies in this regard will be applied.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13) To provide a range of good quality employment opportunities available to all.	Will development of the proposed site create direct jobs?	N/A the proposed site is for housing development Possible mixed-use site Yes, the site is proposed for employment use so direct job creation would be expected.	N/A the proposed site is for housing development	N/A the proposed site is for housing development	N/A	N/A	N/A	N/A	N/A	N/A
	Will the proposed development great good quality employment opportunities for all	N/A the proposed site is for housing development Possibly the site is a mixed-use site Yes the site is proposed for allocation as a high quality employment site	N/A the proposed site is for housing development							
14) To provide conditions which encourage economic growth, business success, diversification of existing enterprises and investment in both urban and rural locations.	Will development of the proposed site encourage investment, economic growth and business diversification	N/A the proposed site is for housing development Possibly the site is mixed use so may offer some scope for growth, investment and diversification. Yes, the site is proposed for employment uses and would encourage growth, diversification and investment in the local economy	N/A the proposed site is for housing development.	N/A the proposed site is for housing development	N/A	N/A	N/A	N/A	N/A	N/A

15) To provide education and training opportunities which build the skills and capacity of the population	This objective is not applicable for the site assessment appraisal. Local plan policies will encourage and expect applicants to demonstrate how the development will provide education and training opportunities for the local population	N/A			N/A	N/A	N/A	N/A	N/A	N/A	N/A
16) To maintain and enhance provision of infrastructure including local services and community facilities to ensure needs can be met locally.	Does the site have good connectivity to facilities and services?	Town Centre	<p>Further than 20 minute walk (1661m +)</p> <p>Between 10 and 20 minute walk (831m and 1659m)</p> <p>10 minute walk or less (830m or less)</p>	10 minute walk or less (approx. 160m)	<p>↑</p> <p>Site generally has adequate access to local services and community facilities including being in close proximity to the Town Centre and a Convenience Store (Iceland). However, the site is approximately a 13-minute walk to the nearest Primary School, 10-minute walk to the nearest Secondary School and 13-minute walk to the nearest Village Hall.</p>	L	LT	R	D	R	LA
Primary School	<p>Further than 15 minute walk (1251m+)</p> <p>Between 5 and 15 minute walk (416m and 1250m)</p> <p>5 minute walk or less (415m or less)</p>	Between 5 and 15 minute walk (approx. 1130m) (Hipswell C Of E Primary and Nursery School)									
Secondary School	<p>Further than 20 minute walk (1661m+)</p> <p>Between 10 and 20 minute walk (831m and 1660m)</p> <p>10 minute walk or less (830m or less)</p>	Between 10 and 20 minute walk (approx. 885m) (Risedale Sports & Community College)									

		Village Hall	Further than 15 minute walk (1251m+)	Between 10 and 15 minute walk (approx. 1130m) (Hipswell Village Hall).							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
		Employment Areas	Further than 20 minute walk (1660m+)	Less than 10 minute walk (approx. 160m) (Catterick Garrison Town Centre).							
			Between 10 and 20 minute walk (831m and 1659m)								
			Less than 10 minute walk (829m or less)								
		Convenience Store	Further than 10 minute walk (831m+)	5 minute walk or less (approx.320m) (Iceland)							
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								
17) To encourage vibrant communities that participate in decision making	Is the proposed site in close proximity to the existing settlement with connectivity to existing housing?	No the site is over 1200m from the nearest housing with limited scope to provide direct connectivity	No the site is over 1200m from the nearest housing with limited scope to provide direct connectivity	↑↑	U	ST	P	D	R	LA	
		The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity	The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity	The site is less than 400m from the nearest housing area with direct links available							
		The site is less than 400m from the nearest housing area with direct links available	The site is less than 400m from the nearest housing area with direct links available								
18) To protect and enhance water resources, water quality and water availability	Is the site within a Groundwater Source Protection Zone 1, 2 or 3?	Yes, Zone 1 and employment allocation	No not within a Groundwater Protection Zone	↑↑	U	ST	P	I	R	SB	
		Yes, Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment.		Development of this site will not affect water							

		No not within a Groundwater Protection Zone		quality or availability						
	Will development of the proposed site affect any sensitive water receptors?	Yes and impact unable to be mitigated	No the development will not affect any sensitive water receptors							
		Yes impact can be mitigated								
		No the development will not affect any sensitive water receptors								
19) To reduce the risk of flooding from all sources, both now and in the future	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Yes, extremely significant	Site does not fall within a flood zone and has minimal or no risk of surface water flooding.	↑	U	LT	P	D	R	SB
		A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding		Development of this site is unlikely to increase the risk of flooding as it does not fall within a flood zone and has minimal or no risk of surface water flooding.						
		Site does not fall within a flood zone and has minimal or no risk of surface water flooding								
	Will development of the proposed site increase the risk of flooding?	Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.	No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.							
		Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.								
		No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.								
	Can any increase in risk of flooding be mitigated?	No	Not applicable green above							
		Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.								
		Yes								
		Not applicable green above								

Summary of Sustainability Appraisal:

A medium sized brownfield site situated to the north of Catterick Garrison Town Centre. The site would form a natural extension and is generally well related to recreation, facilities and services. Performs well against objectives 3, 5, 9, 17 and 18. Mitigation will be required in relation to objective 1.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
370	Former Recreation Land, Shute Rd	Hipswell	5.19	Mixed Use						
Context: Mainly brownfield/previously developed land. Residential development to the north with Coronation Park and Retail units to the south. Informal recreation & wooded area to the east and Richmond Rd to the west. Site owned by MOD and contains numerous shops and premises (both occupied and vacant) as well as cleared land.										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones. No harm likely.	↑	L	ST	P	D	R	SB
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact								
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	No							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated							
		Yes potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site	Yes and harm cannot be mitigated	No. There may be opportunities for further enhancement.							
		Yes potentially but harm can be mitigated								

	fragment habitats?	No or opportunities to enhance								
	Would development of the site impact upon Ancient Woodland, Veteran Trees or Tree subject to a preservation order (TPO)?	Yes and harm cannot be mitigated	No							
		Yes potentially but harm can be mitigated								
	Is the development within, or does it impact on, a mineral safeguarding area?	No	No							
		Yes and impact cannot be mitigated								
		Yes but impact can likely be mitigated								
	No									
2) The prudent and efficient use of natural resources by minimising waste and re-using and recycling natural resources and materials locally	Not applicable at site level insufficient information available. This will be addressed at the application stage through the Local Plan Sustainable Development Chapter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3) To ensure a sustainable transport network which encourages the use of public transport, cycling and walking which minimises traffic congestion	Does the site link to footpath and cycle routes?	No or poor links with no prospect of improving connectivity or creating new routes/paths	Yes, already well connected to the existing network.	↑↑	L	LT	R	D	R	LA
		No, but potential for new links to both footpaths and cycle paths and PROW								
		Yes, already well connected or very little off site works required to connect to the existing network.		This site already has access to the existing foot and cycle network with little off site work required.						

and improves air quality	Does the site have good connectivity to public transport (proximity to bus stop)?	No over 1200m Between 401 and 1200m Yes less than 400m	Yes less than 400m							
4) To make the most efficient use of land through optimising opportunities for the re-use of existing buildings and brownfield land.	Does the development re-use previously developed land?	No 0-25% of site is previously developed Yes 26-75% is previously developed Yes 76-100% is previously developed	Yes 76-100% is previously developed	↑ The majority of the site is previously developed/brownfield. Development of this site is likely to be able to make efficient use of land and it is unlikely for there to be any significant contamination or ground condition issues on site.	L	LT	T	D	R	SB
	Could the development make efficient use of land	No development at 0-20 dwellings per hectare Development at 21-29 dwellings per hectare Yes development likely to be at 30+ dwellings per hectare	Yes development likely to be at 30+ dwellings per hectare							
	Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development Yes but contamination or ground conditions can be mitigated through development No contamination or ground issues known	May be some contamination or ground condition issues from previous uses but this can be mitigated through development.							
	Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land Yes loss of 3b, 4 and 5 grade agricultural land No previously developed or non-agricultural	No previously developed or non-agricultural							
5) To provide a good quality built environment, including green spaces and green infrastructure corridors and ensure higher standards of	Will development of the proposed site impact upon existing green infrastructure corridors?	Yes it will result in significant impact/loss of green infrastructure corridor Possible impact which can be mitigated through re-provision No impact on existing green infrastructure corridor or potential significant enhancement of them.	There is a possible impact on the existing green infrastructure corridor but this impact can be mitigated and development of the site could offer the potential for significant enhancement.	N	L	LT	P	D	R	LA

	development to be of a high quality and reflective of its context and immediate setting.									
7) To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions	Is the proposed site in a location where the new development can likely be resilient to climate change?	<p>No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable</p> <p>Possibly, certain issues exist partly in (floodzone 2/3, partial risk of surface water flooding, largely south facing) but likely to be migrated through development</p> <p>Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change</p>	Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change with development avoided in site fringe areas in floodzones 2/3 and small areas of surface water flood risk mitigated.	↑ Site can be resilient to climate change with development avoided in the fringe areas in floodzone 2/3, mitigation of surface water flood risk and development can be oriented to make maximum use of solar gain	L	LT	P	D	R	LA
8) To maintain and enhance the quality and character of the landscape and protect the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas and other protected areas.	Will the proposed development impact upon the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas	<p>Yes the proposed development will impact upon the special qualities and setting of these protected landscapes</p> <p>A potential impact that could likely be mitigated</p> <p>No impact on the setting and special qualities of these protected landscapes</p>	No impact on the setting and special qualities of these protected landscapes	↑↑ The development of this site will not impact upon the setting of any protected landscapes and will not impact on the setting or character of Catterick Garrison with potential to enhance it. It is not located in a settlement gap.	U	LT	P	D	I	LA
	Is the site prominent in any significant	Yes the proposed development of this site will have a negative impact on	No the site is not prominent in any							

	views towards a settlement?	significant views which cannot be mitigated	significant views towards a settlement							
	Will the proposed development impact on the form and character of a settlement?	Yes significant impact that could not be mitigated through careful design	No development of the site would not negatively impact on the form and character of a settlement and could form a natural extension or infill							
	Is the site located in any identified settlement gaps?	Yes the site is within an identified settlement gap and development of this site would significantly affect its purpose	No the proposed site is not located within an identified settlement gap or its development would enhance the purpose of the settlement gap.							
9) To improve health and wellbeing by ensuring all groups of the population have access to adequate leisure facilities,	Does the proposed site have good access to recreational and health facilities?	Doctors Further than 15 minute walk (1251m+)	5 minute walk or less (415m or less)	↑↑	L	LT	T	I	R	LA
		Between 5 and 15 minute walk (416m and 1250m)		Site is in a location which with mitigation will not adversely impact upon health and wellbeing and has excellent						

recreational activities and health services.			5 minute walk or less (415m or less)		accessibility to leisure and recreational facilities.						
	Leisure Centre		Further than 15 minute walk (1251m+)	10 minute walk or less (830m or less)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
	Children's Play Area		Further than 10 minute walk (831m+)	5 minute walk or less (415m or less)							
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								
	Informal Recreation/ Natural Green Space		Further than 15 minute walk (1251m+)	10 minute walk or less (830m or less)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
	Formal Outdoor Recreation (Playing Pitches)		Further than 15 minute walk (1251m+)	10 minute walk or less (830m or less)							
			Between 10 and 15 minute walk (831m and 1250m)								

			10 minute walk or less (830m or less)								
	Is the development in an area where the health and wellbeing of future or existing residents is likely to be affected by noise or air pollution or odours?	Yes near to an air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that cannot be mitigated	Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that can be mitigated								
		Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that can be mitigated									
		No development is not near to any uses likely to affect health and wellbeing of future or existing residents.									
10) To conserve and enhance the historic environment, heritage assets and their setting and improve understanding and enjoyment of local cultural heritage.	Would development affect the setting and/or significance of a Designated heritage Asset? (Listed Building, Scheduled Monument, Conservation Area, Historic Parkland etc)	Yes the impact could not be mitigated through careful design of the development	No impact on the setting and/or significance of a designated heritage asset.	↑↑	L	LT	P	D	I	SB	
		Yes but there is scope to mitigate the impact through careful design and layout of the development									
		No impact on the setting and/or significance of a designated heritage asset. Development will enhance or better reveal elements which contribute to the significance of the heritage asset.									
	Would development affect the character and appearance of a Conservation Area?	Yes the impact could not be mitigated through careful design of the development	No impact on the character and appearance of the Conservation Area.								
		Yes but there is scope to mitigate the impact through careful design and layout of the development									
		No impact on the character and appearance of the Conservation Area. Development will enhance or better reveal elements which contribute to the character and appearance of the conservation area.									

	Would development affect the setting and/or significance of a non-designated heritage asset	<p>Yes the impact could not be mitigated through careful design of the development</p> <p>Yes but there is scope to mitigate the impact through careful design and layout of the development</p> <p>No impact on the asset or development will enhance or better reveal elements which contribute to the significance of the non-designated heritage asset.</p>	Re-development will offer opportunity to better reveal non-designated heritage assets							
11) To provide a mix of housing types and tenures in order to ensure all have the opportunity to meet their housing needs in accommodation of adequate quality.	<p>Will the development provide an adequate overall mix of housing in terms of type, size and tenure to meet local needs?</p> <p>Will development provide affordable housing of the appropriate amount, type, size and tenure?</p>	<p>All sites allocated for residential development are expected to meet Local Plan Policies on housing mix</p> <p>N/A – Site is only being considered for employment purposes</p> <p>All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements</p> <p>Not applicable no affordable housing required or the site is only being considered for employment purposes</p>	<p>All sites allocated for residential development are expected to meet Local Plan Policies on housing mix</p> <p>All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements</p>	<p>↑</p> <p>All sites allocated for residential development will be expected to provide an appropriate housing mix and amount and tenure of affordable housing. Previously developed site likely to be less viable.</p>	L	ST	R	D	R	LA
12) To provide a reduction in crime and improve the perception of safety and security.	Not Applicable at site assessment stage. All development will be expected to achieve this at the planning application stage where Local Plan policies in this regard will be applied.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13) To provide a range of good	Will development	N/A the proposed site is for housing development	Possible direct job creation in	↑	L	LT	R	I	R	DW

quality employment opportunities available to all.	of the proposed site create direct jobs?	Possible mixed-use site Yes, the site is proposed for employment use so direct job creation would be expected.	retail/leisure/community uses	Possible direct and good quality job creation in mix of uses						
	Will the proposed development great good quality employment opportunities for all	N/A the proposed site is for housing development Possibly the site is a mixed-use site Yes, the site is proposed for allocation as a high-quality employment site	Possible good quality job creation through mix of uses							
14) To provide conditions which encourage economic growth, business success, diversification of existing enterprises and investment in both urban and rural locations.	Will development of the proposed site encourage investment, economic growth and business diversification	N/A the proposed site is for housing development Possibly the site is mixed use so may offer some scope for growth, investment and diversification. Yes, the site is proposed for employment uses and would encourage growth, diversification and investment in the local economy	Yes, the site is proposed for a mix of uses so may offer some scope for growth, investment and diversification.	↑ Possible economic growth, business success and diversification within the mix of uses.	L	LT	R	I	R	DW
15) To provide education and training opportunities which build the skills and capacity of the population	This objective is not applicable for the site assessment appraisal. Local plan policies will encourage and expect applicants to demonstrate how the development will provide education and training opportunities for the local population	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16) To maintain and enhance	Does the site have good	Town Centre Further than 20 minute	10 minute walk or less (830m or less)	↑↑	L	LT	R	I	R	DW

provision of infrastructure including local services and community facilities to ensure needs can be met locally.	connectivity to facilities and services?		walk (1661m +)	Site generally has excellent access to local services and community facilities being in close proximity to a Primary School, Secondary School and a range of shops and services.						
			Between 10 and 20 minute walk (831m and 1659m)							
			10 minute walk or less (830m or less)							
		Primary School	Further than 15 minute walk (1251m+)		5 minute walk or less (415m or less)					
			Between 5 and 15 minute walk (416m and 1250m)							
			5 minute walk or less (415m or less)							
		Secondary School	Further than 20 minute walk (1661m+)		10 minute walk or less (830m or less)					
			Between 10 and 20 minute walk (831m and 1660m)							
			10 minute walk or less (830m or less)							
		Village Hall	Further than 15 minute walk (1251m+)		10 minute walk or less (830m or less)					
			Between 10 and 15 minute walk (831m and 1250m)							
			10 minute walk or less (830m or less)							

		Employment Areas	Further than 20 minute walk (1660m+)	Less than 10 minute walk (829m or less)						
			Between 10 and 20 minute walk (831m and 1659m)							
			Less than 10 minute walk (829m or less)							
		Convenience Store	Further than 10 minute walk (831m+)	5 minute walk or less (415m or less)						
			Between 5 and 10 minute walk (416m and 830m)							
			5 minute walk or less (415m or less)							
17) To encourage vibrant communities that participate in decision making	Is the proposed site in close proximity to the existing settlement with connectivity to existing housing?	No the site is over 1200m from the nearest housing with limited scope to provide direct connectivity	The site is less than 400m from the nearest housing area with direct links available	↑↑	U	ST	T	I	I	LA
		The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity		Site is in close proximity to existing housing with direct links available						
		The site is less than 400m from the nearest housing area with direct links available								
18) To protect and enhance water resources, water quality and water availability	Is the site within a Groundwater Source Protection Zone 1, 2 or 3?	Yes, Zone 1 and employment allocation	No not within a Groundwater Protection Zone	↑↑	U	LT	P	U	R	SB
		Yes, Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment.		Development of this site will not affect water quality or availability						
		No not within a Groundwater Protection Zone								
	Will development	Yes and impact unable to be mitigated	No the development will not affect any							

	of the proposed site affect any sensitive water receptors?	Yes impact can be mitigated No the development will not affect any sensitive water receptors	sensitive water receptors							
19) To reduce the risk of flooding from all sources, both now and in the future	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Yes, extremely significant	Small southern tip of site is within floodzone 2 and 3 where development can be avoided. Areas of surface water flood risk located on site.	↑	L	LT	P	D	R	LA
		A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding								
		Site does not fall within a flood zone and has minimal or no risk of surface water flooding								
	Will development of the proposed site increase the risk of flooding?	Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.	Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.							
		Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.								
		No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.								
	Can any increase in risk of flooding be mitigated?	No	Yes							
		Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.								
		Yes								
		Not applicable green above								

Summary of Sustainability Appraisal:

A previously developed site within the Town Centre currently partly occupied with areas of vacant land. Site offers opportunity for redevelopment and enhancement of vacant elements. Site is excellently located in terms of access to recreation, facilities and services. Performs well against objectives 3,8, 9, 10, 16, 17 and 18. A small element of mitigation will be required in relation to objectives 1 and 19.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
372	Former Careers Office	Scotton	3.25	Housing						
Context: This MOD site contains the former careers office building and a recreation area. Segrave Road to the north with military facilities beyond. Scotton Road and Dental Building to the east, housing to the west and wooded area and parkland to the south (Site 375).										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones. No harm likely	+/-	L	LT	P	D	I	LA
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact								
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	No							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	No or opportunities to improve habitat							
		Yes potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site fragment habitats?	Yes and harm cannot be mitigated	No or opportunities to enhance							
		Yes potentially but harm can be mitigated								
		No or opportunities to enhance								
Would development of the site impact upon Ancient Woodland, Veteran	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated through retention.								
	Yes potentially but harm can be mitigated									

the re-use of existing buildings and brownfield land.	Could the development make efficient use of land	No development at 0-20 dwellings per hectare	Yes development likely to be at 30+ dwellings per hectare	site is likely to be able to make efficient use of land and any ground/contamination issues likely to be mitigatable.						
		Development at 21-29 dwellings per hectare								
		Yes development likely to be at 30+ dwellings per hectare								
	Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development	Yes but contamination or ground conditions can be mitigated through development							
		Yes but contamination or ground conditions can be mitigated through development								
		No contamination or ground issues known								
	Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land	No previously developed or non-agricultural							
		Yes loss of 3b, 4 and 5 grade agricultural land								
		No previously developed or non-agricultural								
5) To provide a good quality built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable design and construction, incorporating energy and water conservation measures, waste recycling facilities and increased use of sustainable materials.	Will development of the proposed site impact upon existing green infrastructure corridors?	Yes it will result in significant impact/loss of green infrastructure corridor	Possible impact which can be mitigated through re-provision	↑ This site forms part of the green infrastructure corridor and the impact of the potential development of it could be mitigated through re-provision and enhancement of corridors. It is compatible with surrounding land uses with significant existing tree buffer.	L	LT	P	D	R	LA
		Possible impact which can be mitigated through re-provision								
		No impact on existing green infrastructure corridor or potential significant enhancement of them.								
	Is the proposed site well connected to existing green infrastructure corridors?	No and limited opportunities to create link	Yes the site is well related and connected to existing green infrastructure corridor							
		Not directly linked but likely to be possible to create one								
		Yes the site is well related and connected to existing green infrastructure corridor								
	Is the proposed preferred use for the site appropriate to the land uses of the surrounding land	No, site is surrounded by uses not compliant with the proposed use and nuisance cannot be mitigated.	Yes same use or no nuisance caused							

	(north, south, east, and west)?	No but nuisance can be mitigated								
		Yes same use or no nuisance caused								
	Is the development in an area where amenity is likely to be affected by noise or pollution to new or existing residents?	Yes adjacent to an industrial, farming or noise generating activity that cannot be mitigated	Some military uses that may affect amenity but likely to be mitigated against							
		Some uses that may affect amenity but likely to be mitigated against								
		No development is not near to any uses likely to affect amenity								
6) To ensure the creation of high quality, contextual buildings and places in which to live and work	N/A – It is not possible to apply this objective at the site assessment stage as the detailed design of a development will be provided and determined at the planning application stage. Policies in the Local Plan will require the design of development to be of a high quality and reflective of its context and immediate setting.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7) To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions	Is the proposed site in a location where the new development can likely be resilient to climate change?	No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable	Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change.	↑	L	LT	T	D	R	LA
		Possibly, certain issues exist partly in (floodzone 2/3, partial risk of surface water flooding, largely south facing) but likely to be migrated through development		The proposed site is in a location where the proposed development can be developed to be resilient to climate change						

		Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change								
8) To maintain and enhance the quality and character of the landscape and protect the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas and other protected areas.	Will the proposed development impact upon the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas	Yes the proposed development will impact upon the special qualities and setting of these protected landscapes	No impact on the setting and special qualities of these protected landscapes	↑↑ The development of this site will not impact upon the setting of any protected landscapes. It could impact on the character of the parkland and setting of Scotton Hall but this is likely to be mitigatable through careful design and layout. It is not located in a settlement gap.	L	ST	P	D	I	LA
		A potential impact that could likely be mitigated								
		No impact on the setting and special qualities of these protected landscapes								
	Is the site prominent in any significant views towards a settlement?	Yes the proposed development of this site will have a negative impact on significant views which cannot be mitigated	No the site is not prominent in any significant views towards a settlement							
		Yes, but through careful and sensitive design and layout of the proposed development the impact can be reduced								
		No the site is not prominent in any significant views towards a settlement								
	Will the proposed development impact on the form and character of a settlement?	Yes significant impact that could not be mitigated through careful design	No development of the site would not negatively impact on the form and character of a settlement and could form a natural infill.							
		The proposed development has potential to impact but this could be mitigated through careful design and layout								
		No development of the site would not negatively impact on the form and character of a settlement and could form a natural extension or infill								

	Is the site located in any identified settlement gaps?	<p>Yes the site is within an identified settlement gap and development of this site would significantly affect its purpose</p> <p>The proposed development is partly within and could be designed in a way to enhance the purpose of the settlement gap</p> <p>No the proposed site is not located within an identified settlement gap or its development would enhance the purpose of the settlement gap.</p>	No the proposed site is not located within an identified settlement gap.								
9) To improve health and wellbeing by ensuring all groups of the population have access to adequate leisure facilities, recreational activities and health services.	Does the proposed site have good access to recreational and health facilities?	<p>Doctors</p> <p>Further than 15 minute walk (1251m+)</p> <p>Between 5 and 15 minute walk (416m and 1250m)</p> <p>5 minute walk or less (415m or less)</p>	Between 5 and 15 minute walk (416m and 1250m)	↑	L	LT	P	I	R	LA	
		<p>Leisure Centre</p> <p>Further than 15 minute walk (1251m+)</p> <p>Between 10 and 15 minute walk (831m and 1250m)</p> <p>10 minute walk or less (830m or less)</p>	Between 10 and 15 minute walk (831m and 1250m)								
		<p>Children's Play Area</p> <p>Further than 10 minute</p>	5 minute walk or less (415m or less)								

			walk (831m+)								
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								
		Informal Recreation/ Natural Green Space	Further than 15 minute walk (1251m+)	10 minute walk or less (830m or less)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
		Formal Outdoor Recreation (Playing Pitches)	Further than 15 minute walk (1251m+)	10 minute walk or less (830m or less)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
	Is the development in an area where the health and wellbeing of future or existing residents is likely to be affected by noise	Yes near to an air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that cannot be mitigated		Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing							

	or air pollution or odours?	Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that can be mitigated	residents that can be mitigated							
		No development is not near to any uses likely to affect health and wellbeing of future or existing residents.								
10) To conserve and enhance the historic environment, heritage assets and their setting and improve understanding and enjoyment of local cultural heritage.	Would development affect the setting and/or significance of a Designated heritage Asset? (Listed Building, Scheduled Monument, Conservation Area, Historic Parkland etc)	Yes the impact could not be mitigated through careful design of the development	No impact on the setting and/or significance of a designated heritage asset.	↑↑ Development of this site will have no impact on the designated heritage assets or the historic environment.	U	LT	P	U	I	LA
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the setting and/or significance of a designated heritage asset. Development will enhance or better reveal elements which contribute to the significance of the heritage asset.								
	Would development affect the character and appearance of a Conservation Area?	Yes the impact could not be mitigated through careful design of the development	No impact on the character and appearance of the Conservation Area.							
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the character and appearance of the Conservation Area. Development will enhance or better reveal elements which contribute to the character and appearance of the conservation area.								
Would development affect the setting and/or significance	Yes the impact could not be mitigated through careful design of the development	No impact on the asset or development will enhance or better								

	of a non-designated heritage asset	Yes but there is scope to mitigate the impact through careful design and layout of the development	reveal elements which contribute to the significance of the non-designated heritage asset.							
		No impact on the asset or development will enhance or better reveal elements which contribute to the significance of the non-designated heritage asset.								
11) To provide a mix of housing types and tenures in order to ensure all have the opportunity to meet their housing needs in accommodation of adequate quality.	Will the development provide an adequate overall mix of housing in terms of type, size and tenure to meet local needs?	All sites allocated for residential development are expected to meet Local Plan Policies on housing mix	All sites allocated for residential development are expected to meet Local Plan Policies on housing mix	↑ All sites allocated for residential development are expected to meet Local Plan Policies on housing mix and affordable housing and being a brownfield site likely to be less achievable.	L	LT	P	D	R	LA
		N/A – Site is only being considered for employment purposes								
	Will development provide affordable housing of the appropriate amount, type, size and tenure?	All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements	All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements							
		Not applicable no affordable housing required or the site is only being considered for employment purposes								
12) To provide a reduction in crime and improve the perception of safety and security.	Not Applicable at site assessment stage. All development will be expected to achieve this at the planning application stage where Local Plan policies in this regard will be applied.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13) To provide a range of good quality employment opportunities available to all.	Will development of the proposed site create direct jobs?	N/A the proposed site is for housing development	N/A – Site being considered for Housing	N/A – Site being considered for Housing	N/A	N/A	N/A	N/A	N/A	N/A
		Possible mixed use site								
	Yes the site is proposed for employment use so direct job creation would be expected.									
	Will the proposed development great	N/A the proposed site is for housing development								

	good quality employment opportunities for all	Possibly the site is a mixed use site Yes the site is proposed for allocation as a high quality employment site	N/A – Site being considered for Housing								
14) To provide conditions which encourage economic growth, business success, diversification of existing enterprises and investment in both urban and rural locations.	Will development of the proposed site encourage investment, economic growth and business diversification	N/A the proposed site is for housing development Possibly the site is mixed use so may offer some scope for growth, investment and diversification. Yes the site is proposed for employment uses and would encourage growth, diversification and investment in the local economy	N/A – Site being considered for Housing	N/A – Site being considered for Housing	N/A	N/A	N/A	N/A	N/A	N/A	N/A
15) To provide education and training opportunities which build the skills and capacity of the population	This objective is not applicable for the site assessment appraisal. Local plan policies will encourage and expect applicants to demonstrate how the development will provide education and training opportunities for the local population	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16) To maintain and enhance provision of infrastructure including local services and community facilities to ensure needs can be met locally.	Does the site have good connectivity to facilities and services?	Town Centre Further than 20 minute walk (1661m +) Between 10 and 20 minute walk (831m and 1659m) 10 minute walk or less (830m or less) Primary School Further than 15	10 minute walk or less (830m or less)	+/- Site generally has mixed access to local services and community facilities being close to the town centre and relatively close to a Primary School, the Secondary School and Employment Area.	L	LT	R	D	R	LA	

			minute walk (1251m+)	Between 5 and 15 minute walk (416m and 1250m)						
			Between 5 and 15 minute walk (416m and 1250m)							
			5 minute walk or less (415m or less)							
		Secondary School	Further than 20 minute walk (1661m+)	Between 10 and 20 minute walk (831m and 1660m)						
			Between 10 and 20 minute walk (831m and 1660m)							
			10 minute walk or less (830m or less)							
		Village Hall	Further than 15 minute walk (1251m+)	Further than 15 minute walk (1251m+)						
			Between 10 and 15 minute walk (831m and 1250m)							
			10 minute walk or less (830m or less)							
		Employment Areas	Further than 20 minute walk (1660m+)	Less than 10 minute walk (829m or less)						
			Between 10 and 20							

			minute walk (831m and 1659m)								
			Less than 10 minute walk (829m or less)								
		Convenience Store	Further than 10 minute walk (831m+)	Between 5 and 10 minute walk (416m and 830m)							
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								
17) To encourage vibrant communities that participate in decision making	Is the proposed site in close proximity to the existing settlement with connectivity to existing housing?	No the site is over 1200m from the nearest housing with limited scope to provide direct connectivity	The site is less than 400m from the nearest housing area with direct links available	↑↑	U	ST	P	I	R	LA	
		The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity									
		The site is less than 400m from the nearest housing area with direct links available									
18) To protect and enhance water resources, water quality and water availability	Is the site within a Groundwater Source Protection Zone 1, 2 or 3?	Yes, Zone 1 and employment allocation	No not within a Groundwater Protection Zone	↑↑	U	LT	P	D	R	SB	
		Yes, Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment.									
		No not within a Groundwater Protection Zone									

	Will development of the proposed site affect any sensitive water receptors?	<p>Yes and impact unable to be mitigated</p> <p>Yes impact can be mitigated</p> <p>No the development will not affect any sensitive water receptors</p>	No the development will not affect any sensitive water receptors							
19) To reduce the risk of flooding from all sources, both now and in the future	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	<p>Yes, extremely significant</p> <p>A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding</p> <p>Site does not fall within a flood zone and has minimal or no risk of surface water flooding</p>	Site does not fall within a flood zone and has low risk of surface water flooding.	↑	L	LT	P	D	R	LA
	Will development of the proposed site increase the risk of flooding?	<p>Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.</p> <p>Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.</p> <p>No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.</p>	No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.							
	Can any increase in risk of flooding be mitigated?	<p>No</p> <p>Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.</p> <p>Yes</p>	Not applicable green above							

		Not applicable green above								
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Summary of Sustainability Appraisal:

A MOD site which is currently partly brownfield and partly a recreation area. Site generally has mixed levels of access to many facilities and services (objective 16) but does have reasonable accessibility to existing transport network (objective 3), although access to health, leisure and recreation facilities is also mixed. Performs well against objectives 3, 8, 10, 17 and 18. Mitigation required in relation to objectives 1.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
373	Garrison Dental Care Building	Scotton	0.34	Housing						
Context: This MOD site contains a building and associated curtilage including parking used for Dental Care. Scotton Road to the north and east. Tree belts to south and west with recreation area further west (Site 372) and grass parkland to the south (Site 375).										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones. No harm likely	+/- The development of this site may impact on elements of biodiversity and geo-diversity but potential to retain/enhance habitat linkages across site including existing trees.	L	LT	P	D	I	LA
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact								
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	No							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated							
		Yes potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site fragment habitats?	Yes and harm cannot be mitigated	No or opportunities to enhance							
		Yes potentially but harm can be mitigated								
		No or opportunities to enhance								
Would development of the site impact upon Ancient Woodland, Veteran	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated through retention.								
	Yes potentially but harm can be mitigated									

	Trees or Tree subject to a preservation order (TPO)?	No								
	Is the development within, or does it impact on, a mineral safeguarding area?	Yes and impact cannot be mitigated	No							
		Yes but impact can likely be mitigated								
		No								
2) The prudent and efficient use of natural resources by minimising waste and re-using and recycling natural resources and materials locally	Not applicable at site level insufficient information available. This will be addressed at the application stage through the Local Plan Sustainable Development Chapter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3) To ensure a sustainable transport network which encourages the use of public transport, cycling and walking which minimises traffic congestion and improves air quality	Does the site link to footpath and cycle routes?	No or poor links with no prospect of improving connectivity or creating new routes/paths	Yes, already well connected and very little off site works required to connect to the existing network.	↑↑	L	LT	R	I	R	LA
		No, but potential for new links to both footpaths and cycle paths and PROW								
		Yes, already well connected or very little off site works required to connect to the existing network.								
Does the site have good connectivity to public transport (proximity to bus stop)?	No over 1200m	Yes less than 400m	↑	L	LT	P	I	I	SB	
	Between 401 and 1200m									
	Yes less than 400m									
4) To make the most efficient use of land through optimising opportunities for	Does the development re-use previously developed land?	No 0-25% of site is previously developed	Yes 76-100% is previously developed	↑	L	LT	P	I	I	SB
		Yes 26-75% is previously developed								
		Yes 76-100% is previously developed		Site is previously developed and development of this site is likely to be able						

the re-use of existing buildings and brownfield land.	Could the development make efficient use of land	No development at 0-20 dwellings per hectare	Yes development likely to be at 30+ dwellings per hectare	to make efficient use of land and any ground/contamination issues likely to be mitigatable.						
		Development at 21-29 dwellings per hectare								
		Yes development likely to be at 30+ dwellings per hectare								
	Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development	Yes but contamination or ground conditions can be mitigated through development							
		Yes but contamination or ground conditions can be mitigated through development								
		No contamination or ground issues known								
	Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land	No previously developed or non-agricultural							
		Yes loss of 3b, 4 and 5 grade agricultural land								
		No previously developed or non-agricultural								
5) To provide a good quality built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable design and construction, incorporating energy and water conservation measures, waste recycling facilities and increased use of sustainable materials.	Will development of the proposed site impact upon existing green infrastructure corridors?	Yes it will result in significant impact/loss of green infrastructure corridor	No impact on existing green infrastructure corridor.	↑↑ The development of this site will not impact on the green infrastructure corridor and the site is well related to it. It is compatible with surrounding land uses with existing tree buffer.	L	LT	P	D	R	LA
		Possible impact which can be mitigated through re-provision								
		No impact on existing green infrastructure corridor or potential significant enhancement of them.								
	Is the proposed site well connected to existing green infrastructure corridors?	No and limited opportunities to create link	Yes the site is well related and connected to existing green infrastructure corridor							
		Not directly linked but likely to be possible to create one								
		Yes the site is well related and connected to existing green infrastructure corridor								
	Is the proposed preferred use for the site appropriate to the land uses of the surrounding land	No, site is surrounded by uses not compliant with the proposed use and nuisance cannot be mitigated.	Yes same use or no nuisance caused							

	(north, south, east, and west)?	No but nuisance can be mitigated								
		Yes same use or no nuisance caused								
	Is the development in an area where amenity is likely to be affected by noise or pollution to new or existing residents?	Yes adjacent to an industrial, farming or noise generating activity that cannot be mitigated	No development is not near to any uses likely to affect amenity							
		Some uses that may affect amenity but likely to be mitigated against								
		No development is not near to any uses likely to affect amenity								
6) To ensure the creation of high quality, contextual buildings and places in which to live and work	N/A – It is not possible to apply this objective at the site assessment stage as the detailed design of a development will be provided and determined at the planning application stage. Policies in the Local Plan will require the design of development to be of a high quality and reflective of its context and immediate setting.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7) To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions	Is the proposed site in a location where the new development can likely be resilient to climate change?	No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable	Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change.	↑	L	LT	T	D	R	LA
		Possibly, certain issues exist partly in (floodzone 2/3, partial risk of surface water flooding, largely south facing) but likely to be migrated through development		The proposed site is in a location where the proposed development can be developed to be resilient to climate change						

		Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change								
8) To maintain and enhance the quality and character of the landscape and protect the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas and other protected areas.	Will the proposed development impact upon the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas	Yes the proposed development will impact upon the special qualities and setting of these protected landscapes	No impact on the setting and special qualities of these protected landscapes	↑↑ The development of this site will not impact upon the setting of any protected landscapes. It could enhance the character of the parkland and setting of Scotton Hall but this is likely to be mitigatable through careful design and layout. It is not located in a settlement gap.	L	ST	P	D	I	LA
		A potential impact that could likely be mitigated								
		No impact on the setting and special qualities of these protected landscapes								
	Is the site prominent in any significant views towards a settlement?	Yes the proposed development of this site will have a negative impact on significant views which cannot be mitigated	No the site is not prominent in any significant views towards a settlement							
		Yes, but through careful and sensitive design and layout of the proposed development the impact can be reduced								
		No the site is not prominent in any significant views towards a settlement								
	Will the proposed development impact on the form and character of a settlement?	Yes significant impact that could not be mitigated through careful design	No development of the site would not negatively impact on the form and character of a settlement and could form a natural infill.							
		The proposed development has potential to impact but this could be mitigated through careful design and layout								
		No development of the site would not negatively impact on the form and character of a settlement and could form a natural extension or infill								

	Is the site located in any identified settlement gaps?	<p>Yes the site is within an identified settlement gap and development of this site would significantly affect its purpose</p> <p>The proposed development is partly within and could be designed in a way to enhance the purpose of the settlement gap</p> <p>No the proposed site is not located within an identified settlement gap or its development would enhance the purpose of the settlement gap.</p>	No the proposed site is not located within an identified settlement gap.							
9) To improve health and wellbeing by ensuring all groups of the population have access to adequate leisure facilities, recreational activities and health services.	Does the proposed site have good access to recreational and health facilities?	<p>Doctors</p> <p>Further than 15 minute walk (1251m+)</p> <p>Between 5 and 15 minute walk (416m and 1250m)</p> <p>5 minute walk or less (415m or less)</p>	Between 5 and 15 minute walk (416m and 1250m)	↑	L	LT	P	I	R	LA
		<p>Leisure Centre</p> <p>Further than 15 minute walk (1251m+)</p> <p>Between 10 and 15 minute walk (831m and 1250m)</p> <p>10 minute walk or less (830m or less)</p>	Between 10 and 15 minute walk (831m and 1250m)							
		<p>Children's Play Area</p> <p>Further than 10 minute</p>	5 minute walk or less (415m or less)							

			walk (831m+)								
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								
		Informal Recreation/ Natural Green Space	Further than 15 minute walk (1251m+)	10 minute walk or less (830m or less)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
		Formal Outdoor Recreation (Playing Pitches)	Further than 15 minute walk (1251m+)	10 minute walk or less (830m or less)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
	Is the development in an area where the health and wellbeing of future or existing residents is likely to be affected by noise	Yes near to an air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that cannot be mitigated		No development is not near to any uses likely to affect health and wellbeing of future or existing residents.							

	or air pollution or odours?	Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that can be mitigated								
		No development is not near to any uses likely to affect health and wellbeing of future or existing residents.								
10) To conserve and enhance the historic environment, heritage assets and their setting and improve understanding and enjoyment of local cultural heritage.	Would development affect the setting and/or significance of a Designated heritage Asset? (Listed Building, Scheduled Monument, Conservation Area, Historic Parkland etc)	Yes the impact could not be mitigated through careful design of the development	No impact on the setting and/or significance of a designated heritage asset.	↑↑ Development of this site will have no impact on the designated heritage assets or the historic environment.	U	LT	P	U	I	LA
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the setting and/or significance of a designated heritage asset. Development will enhance or better reveal elements which contribute to the significance of the heritage asset.								
	Would development affect the character and appearance of a Conservation Area?	Yes the impact could not be mitigated through careful design of the development	No impact on the character and appearance of the Conservation Area.							
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the character and appearance of the Conservation Area. Development will enhance or better reveal elements which contribute to the character and appearance of the conservation area.								
	Would development affect the setting and/or significance	Yes the impact could not be mitigated through careful design of the development	No impact on the asset or development will enhance or better							

	of a non-designated heritage asset	Yes but there is scope to mitigate the impact through careful design and layout of the development	reveal elements which contribute to the significance of the non-designated heritage asset.							
		No impact on the asset or development will enhance or better reveal elements which contribute to the significance of the non-designated heritage asset.								
11) To provide a mix of housing types and tenures in order to ensure all have the opportunity to meet their housing needs in accommodation of adequate quality.	Will the development provide an adequate overall mix of housing in terms of type, size and tenure to meet local needs?	All sites allocated for residential development are expected to meet Local Plan Policies on housing mix	All sites allocated for residential development are expected to meet Local Plan Policies on housing mix	↑ All sites allocated for residential development are expected to meet Local Plan Policies on housing mix and affordable housing and being a brownfield site likely to be less achievable.	L	LT	P	D	R	LA
		N/A – Site is only being considered for employment purposes								
	Will development provide affordable housing of the appropriate amount, type, size and tenure?	All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements	All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements							
		Not applicable no affordable housing required or the site is only being considered for employment purposes								
12) To provide a reduction in crime and improve the perception of safety and security.	Not Applicable at site assessment stage. All development will be expected to achieve this at the planning application stage where Local Plan policies in this regard will be applied.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13) To provide a range of good quality employment opportunities available to all.	Will development of the proposed site create direct jobs?	N/A the proposed site is for housing development	N/A – Site being considered for Housing	N/A – Site being considered for Housing	N/A	N/A	N/A	N/A	N/A	N/A
		Possible mixed use site								
	Yes the site is proposed for employment use so direct job creation would be expected.									
	Will the proposed development great	N/A the proposed site is for housing development								

	good quality employment opportunities for all	Possibly the site is a mixed use site Yes the site is proposed for allocation as a high quality employment site	N/A – Site being considered for Housing								
14) To provide conditions which encourage economic growth, business success, diversification of existing enterprises and investment in both urban and rural locations.	Will development of the proposed site encourage investment, economic growth and business diversification	N/A the proposed site is for housing development Possibly the site is mixed use so may offer some scope for growth, investment and diversification. Yes the site is proposed for employment uses and would encourage growth, diversification and investment in the local economy	N/A – Site being considered for Housing	N/A – Site being considered for Housing	N/A	N/A	N/A	N/A	N/A	N/A	N/A
15) To provide education and training opportunities which build the skills and capacity of the population	This objective is not applicable for the site assessment appraisal. Local plan policies will encourage and expect applicants to demonstrate how the development will provide education and training opportunities for the local population	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16) To maintain and enhance provision of infrastructure including local services and community facilities to ensure needs can be met locally.	Does the site have good connectivity to facilities and services?	Town Centre Further than 20 minute walk (1661m +) Between 10 and 20 minute walk (831m and 1659m) 10 minute walk or less (830m or less) Primary School Further than 15	10 minute walk or less (830m or less)	+/- Site generally has mixed access to local services and community facilities being close to the town centre and relatively close to a Primary School, the Secondary School and Employment Area.	L	LT	R	D	R	LA	

			minute walk (1251m+)	Between 5 and 15 minute walk (416m and 1250m)						
			Between 5 and 15 minute walk (416m and 1250m)							
			5 minute walk or less (415m or less)							
		Secondary School	Further than 20 minute walk (1661m+)	Between 10 and 20 minute walk (831m and 1660m)						
			Between 10 and 20 minute walk (831m and 1660m)							
			10 minute walk or less (830m or less)							
		Village Hall	Further than 15 minute walk (1251m+)	Further than 15 minute walk (1251m+)						
			Between 10 and 15 minute walk (831m and 1250m)							
			10 minute walk or less (830m or less)							
		Employment Areas	Further than 20 minute walk (1660m+)	Less than 10 minute walk (829m or less)						
			Between 10 and 20							

			minute walk (831m and 1659m)								
			Less than 10 minute walk (829m or less)								
		Convenience Store	Further than 10 minute walk (831m+)	Between 5 and 10 minute walk (416m and 830m)							
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								
17) To encourage vibrant communities that participate in decision making	Is the proposed site in close proximity to the existing settlement with connectivity to existing housing?	No the site is over 1200m from the nearest housing with limited scope to provide direct connectivity	The site is less than 400m from the nearest housing area with direct links available	↑↑	U	ST	P	I	R	LA	
		The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity									
		The site is less than 400m from the nearest housing area with direct links available									
18) To protect and enhance water resources, water quality and water availability	Is the site within a Groundwater Source Protection Zone 1, 2 or 3?	Yes, Zone 1 and employment allocation	No not within a Groundwater Protection Zone	↑↑	U	LT	P	D	R	SB	
		Yes, Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment.									
		No not within a Groundwater Protection Zone									

	Will development of the proposed site affect any sensitive water receptors?	<p>Yes and impact unable to be mitigated</p> <p>Yes impact can be mitigated</p> <p>No the development will not affect any sensitive water receptors</p>	No the development will not affect any sensitive water receptors							
19) To reduce the risk of flooding from all sources, both now and in the future	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	<p>Yes, extremely significant</p> <p>A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding</p> <p>Site does not fall within a flood zone and has minimal or no risk of surface water flooding</p>	Site does not fall within a flood zone and has low risk of surface water flooding.	↑	L	LT	P	D	R	LA
	Will development of the proposed site increase the risk of flooding?	<p>Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.</p> <p>Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.</p> <p>No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.</p>	No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.							
	Can any increase in risk of flooding be mitigated?	<p>No</p> <p>Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.</p> <p>Yes</p>	Not applicable green above							

		Not applicable green above								
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Summary of Sustainability Appraisal:

A MOD site which is currently in use and therefore brownfield. Site generally has reasonable levels of access to many facilities and services (objective 16) but does have good accessibility to existing transport network (objective 3), although access to health, leisure and recreation facilities is also mixed. Performs well against objectives 3, 5, 8, 10, 17 and 18. Mitigation required in relation to objectives 1.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
375	Land West of Scotton Road	Scotton	7.26	Housing						
Context: This MOD site is currently grazing parkland to the North of Scotton Hall. Wooded areas to the north, south and west with golf course beyond to west, recreation area to north and Scotton Park to South (Site 376). Scotton Road to east with wooded areas beyond.										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones. No harm likely	+/- The development of this site may impact upon certain elements of biodiversity and geo-diversity but potential to mitigate and retain/enhance habitat linkages across site.	L	LT	P	D	I	LA
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact								
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	No							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated							
		Yes potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site fragment habitats?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated							
		Yes potentially but harm can be mitigated								
		No or opportunities to enhance								
	Would development of the site impact upon Ancient Woodland, Veteran	Yes and harm cannot be mitigated	Yes potentially numerous but harm can be mitigated through retention.							
		Yes potentially but harm can be mitigated								

	Trees or Tree subject to a preservation order (TPO)?	No								
	Is the development within, or does it impact on, a mineral safeguarding area?	Yes and impact cannot be mitigated	No							
		Yes but impact can likely be mitigated								
		No								
2) The prudent and efficient use of natural resources by minimising waste and re-using and recycling natural resources and materials locally	Not applicable at site level insufficient information available. This will be addressed at the application stage through the Local Plan Sustainable Development Chapter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3) To ensure a sustainable transport network which encourages the use of public transport, cycling and walking which minimises traffic congestion and improves air quality	Does the site link to footpath and cycle routes?	No or poor links with no prospect of improving connectivity or creating new routes/paths	Yes, already well connected and very little off site works required to connect to the existing network.	↑↑	L	LT	R	I	R	LA
		No, but potential for new links to both footpaths and cycle paths and PROW								
		Yes, already well connected or very little off site works required to connect to the existing network.								
	Does the site have good connectivity to public transport (proximity to bus stop)?	No over 1200m	Yes less than 400m							
		Between 401 and 1200m								
		Yes less than 400m								
4) To make the most efficient use of land through optimising opportunities for	Does the development re-use previously developed land?	No 0-25% of site is previously developed	No 0-25% of site is previously developed	+/-	L	LT	P	I	I	SB
		Yes 26-75% is previously developed		Site is greenfield grazing parkland. Development of this site is likely to be able						
		Yes 76-100% is previously developed								

the re-use of existing buildings and brownfield land.	Could the development make efficient use of land	No development at 0-20 dwellings per hectare	Development at 21-29 dwellings per hectare	to make reasonably efficient use of land and any ground/contamination issues likely to be mitigatable.						
		Development at 21-29 dwellings per hectare								
		Yes development likely to be at 30+ dwellings per hectare								
	Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development	No contamination or ground issues known							
		Yes but contamination or ground conditions can be mitigated through development								
		No contamination or ground issues known								
	Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land	Yes loss of 3b, 4 and 5 grade agricultural land							
		Yes loss of 3b, 4 and 5 grade agricultural land								
		No previously developed or non-agricultural								
5) To provide a good quality built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable design and construction, incorporating energy and water conservation measures, waste recycling facilities and increased use of sustainable materials.	Will development of the proposed site impact upon existing green infrastructure corridors?	Yes it will result in significant impact/loss of green infrastructure corridor	Possible impact which can be mitigated through retention	↑ This site forms part of the green infrastructure corridor and the impact of the potential development of it could be mitigated through retention and enhancement of corridors. It is compatible with surrounding land uses with significant existing tree buffer.	L	LT	P	D	R	LA
		Possible impact which can be mitigated through re-provision								
		No impact on existing green infrastructure corridor or potential significant enhancement of them.								
	Is the proposed site well connected to existing green infrastructure corridors?	No and limited opportunities to create link	Yes the site is well related and connected to existing green infrastructure corridor							
		Not directly linked but likely to be possible to create one								
		Yes the site is well related and connected to existing green infrastructure corridor								
	Is the proposed preferred use for the site appropriate to the land uses of the surrounding land	No, site is surrounded by uses not compliant with the proposed use and nuisance cannot be mitigated.	Yes same use or no nuisance caused							

	(north, south, east, and west)?	No but nuisance can be mitigated								
		Yes same use or no nuisance caused								
	Is the development in an area where amenity is likely to be affected by noise or pollution to new or existing residents?	Yes adjacent to an industrial, farming or noise generating activity that cannot be mitigated	No development is not near to any uses likely to affect amenity							
		Some uses that may affect amenity but likely to be mitigated against								
		No development is not near to any uses likely to affect amenity								
6) To ensure the creation of high quality, contextual buildings and places in which to live and work	N/A – It is not possible to apply this objective at the site assessment stage as the detailed design of a development will be provided and determined at the planning application stage. Policies in the Local Plan will require the design of development to be of a high quality and reflective of its context and immediate setting.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7) To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions	Is the proposed site in a location where the new development can likely be resilient to climate change?	No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable	Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change by avoiding development in small part of fringe of site at 1 in 30yr risk of surface water flooding.	↑ The proposed site is in a location where the proposed development can be developed to be resilient to climate change	L	LT	T	D	R	LA
		Possibly, certain issues exist partly in (floodzone 2/3, partial risk of surface water flooding, largely south facing) but likely to be migrated through development								

		Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change								
8) To maintain and enhance the quality and character of the landscape and protect the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas and other protected areas.	Will the proposed development impact upon the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas	Yes the proposed development will impact upon the special qualities and setting of these protected landscapes	No impact on the setting and special qualities of these protected landscapes	↑ The development of this site will not impact upon the setting of any protected landscapes. It could impact on the character of the parkland and setting of Scotton Hall but this is likely to be mitigatable through careful design and layout. It is not located in a settlement gap.	L	ST	P	D	I	LA
		A potential impact that could likely be mitigated								
		No impact on the setting and special qualities of these protected landscapes								
	Is the site prominent in any significant views towards a settlement?	Yes the proposed development of this site will have a negative impact on significant views which cannot be mitigated	No the site is not prominent in any significant views towards a settlement							
		Yes, but through careful and sensitive design and layout of the proposed development the impact can be reduced								
		No the site is not prominent in any significant views towards a settlement								
	Will the proposed development impact on the form and character of a settlement?	Yes significant impact that could not be mitigated through careful design	The proposed development has potential to impact on the parkland and setting of Scotton Hall but this could be mitigated through careful design and layout							
		The proposed development has potential to impact but this could be mitigated through careful design and layout								
		No development of the site would not negatively impact on the form and character of a settlement and could form a natural extension or infill								

	Is the site located in any identified settlement gaps?	<p>Yes the site is within an identified settlement gap and development of this site would significantly affect its purpose</p> <p>The proposed development is partly within and could be designed in a way to enhance the purpose of the settlement gap</p> <p>No the proposed site is not located within an identified settlement gap or its development would enhance the purpose of the settlement gap.</p>	No the proposed site is not located within an identified settlement gap.								
9) To improve health and wellbeing by ensuring all groups of the population have access to adequate leisure facilities, recreational activities and health services.	Does the proposed site have good access to recreational and health facilities?	<p>Doctors</p> <p>Further than 15 minute walk (1251m+)</p> <p>Between 5 and 15 minute walk (416m and 1250m)</p> <p>5 minute walk or less (415m or less)</p>	Between 5 and 15 minute walk (416m and 1250m)	+/-	L	LT	P	I	R	LA	
		<p>Leisure Centre</p> <p>Further than 15 minute walk (1251m+)</p> <p>Between 10 and 15 minute walk (831m and 1250m)</p> <p>10 minute walk or less (830m or less)</p>	Between 10 and 15 minute walk (831m and 1250m)								
		<p>Children's Play Area</p> <p>Further than 10 minute</p>	5 minute walk or less (415m or less)								

			walk (831m+)								
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								
		Informal Recreation/ Natural Green Space	Further than 15 minute walk (1251m+)	10 minute walk or less (830m or less)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
		Formal Outdoor Recreation (Playing Pitches)	Further than 15 minute walk (1251m+)	Further than 15 minute walk (1251m+)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
	Is the development in an area where the health and wellbeing of future or existing residents is likely to be affected by noise	Yes near to an air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that cannot be mitigated	No development is not near to any uses likely to affect health and wellbeing of future or existing residents.								

	or air pollution or odours?	Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that can be mitigated								
		No development is not near to any uses likely to affect health and wellbeing of future or existing residents.								
10) To conserve and enhance the historic environment, heritage assets and their setting and improve understanding and enjoyment of local cultural heritage.	Would development affect the setting and/or significance of a Designated heritage Asset? (Listed Building, Scheduled Monument, Conservation Area, Historic Parkland etc)	Yes the impact could not be mitigated through careful design of the development	No impact on the setting and/or significance of a designated heritage asset.	N	U	LT	P	U	I	LA
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the setting and/or significance of a designated heritage asset. Development will enhance or better reveal elements which contribute to the significance of the heritage asset.								
	Would development affect the character and appearance of a Conservation Area?	Yes the impact could not be mitigated through careful design of the development	No impact on the character and appearance of the Conservation Area.							
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the character and appearance of the Conservation Area. Development will enhance or better reveal elements which contribute to the character and appearance of the conservation area.								
	Would development affect the setting and/or significance	Yes the impact could not be mitigated through careful design of the development	Yes Scotton Hall and associated parkland but there is scope to mitigate the impact							

	of a non-designated heritage asset	Yes but there is scope to mitigate the impact through careful design and layout of the development	through careful design and layout of the development							
		No impact on the asset or development will enhance or better reveal elements which contribute to the significance of the non-designated heritage asset.								
11) To provide a mix of housing types and tenures in order to ensure all have the opportunity to meet their housing needs in accommodation of adequate quality.	Will the development provide an adequate overall mix of housing in terms of type, size and tenure to meet local needs?	All sites allocated for residential development are expected to meet Local Plan Policies on housing mix	All sites allocated for residential development are expected to meet Local Plan Policies on housing mix	↑ All sites allocated for residential development are expected to meet Local Plan Policies on housing mix and affordable housing and being a greenfield site likely to be achievable.	L	LT	P	D	R	LA
		N/A – Site is only being considered for employment purposes								
	Will development provide affordable housing of the appropriate amount, type, size and tenure?	All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements	All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements							
		Not applicable no affordable housing required or the site is only being considered for employment purposes								
12) To provide a reduction in crime and improve the perception of safety and security.	Not Applicable at site assessment stage. All development will be expected to achieve this at the planning application stage where Local Plan policies in this regard will be applied.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13) To provide a range of good quality employment opportunities available to all.	Will development of the proposed site create direct jobs?	N/A the proposed site is for housing development	N/A – Site being considered for Housing	N/A – Site being considered for Housing	N/A	N/A	N/A	N/A	N/A	N/A
		Possible mixed use site								
		Yes the site is proposed for employment use so direct job creation would be expected.								
	Will the proposed development great	N/A the proposed site is for housing development								

	good quality employment opportunities for all	Possibly the site is a mixed use site Yes the site is proposed for allocation as a high quality employment site	N/A – Site being considered for Housing								
14) To provide conditions which encourage economic growth, business success, diversification of existing enterprises and investment in both urban and rural locations.	Will development of the proposed site encourage investment, economic growth and business diversification	N/A the proposed site is for housing development Possibly the site is mixed use so may offer some scope for growth, investment and diversification. Yes the site is proposed for employment uses and would encourage growth, diversification and investment in the local economy	N/A – Site being considered for Housing	N/A – Site being considered for Housing	N/A	N/A	N/A	N/A	N/A	N/A	N/A
15) To provide education and training opportunities which build the skills and capacity of the population	This objective is not applicable for the site assessment appraisal. Local plan policies will encourage and expect applicants to demonstrate how the development will provide education and training opportunities for the local population	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16) To maintain and enhance provision of infrastructure including local services and community facilities to ensure needs can be met locally.	Does the site have good connectivity to facilities and services?	Town Centre Further than 20 minute walk (1661m +) Between 10 and 20 minute walk (831m and 1659m) 10 minute walk or less (830m or less) Primary School Further than 15	10 minute walk or less (830m or less)	+/- Site generally has mixed access to local services and community facilities being close to the town centre and relatively close to a Primary School, the Secondary School and Employment Area.	L	LT	R	D	R	LA	

			minute walk (1251m+)	Between 5 and 15 minute walk (416m and 1250m)						
			Between 5 and 15 minute walk (416m and 1250m)							
			5 minute walk or less (415m or less)							
		Secondary School	Further than 20 minute walk (1661m+)	Between 10 and 20 minute walk (831m and 1660m)						
			Between 10 and 20 minute walk (831m and 1660m)							
			10 minute walk or less (830m or less)							
		Village Hall	Further than 15 minute walk (1251m+)	Further than 15 minute walk (1251m+)						
			Between 10 and 15 minute walk (831m and 1250m)							
			10 minute walk or less (830m or less)							
		Employment Areas	Further than 20 minute walk (1660m+)	Less than 10 minute walk (829m or less)						
			Between 10 and 20							

			minute walk (831m and 1659m)								
			Less than 10 minute walk (829m or less)								
		Convenience Store	Further than 10 minute walk (831m+)	Between 5 and 10 minute walk (416m and 830m)							
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								
17) To encourage vibrant communities that participate in decision making	Is the proposed site in close proximity to the existing settlement with connectivity to existing housing?	No the site is over 1200m from the nearest housing with limited scope to provide direct connectivity	The site is less than 400m from the nearest housing area with direct links available	↑↑	U	ST	P	I	R	LA	
		The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity									
		The site is less than 400m from the nearest housing area with direct links available									
18) To protect and enhance water resources, water quality and water availability	Is the site within a Groundwater Source Protection Zone 1, 2 or 3?	Yes, Zone 1 and employment allocation	No not within a Groundwater Protection Zone	↑↑	U	LT	P	D	R	SB	
		Yes, Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment.									
		No not within a Groundwater Protection Zone									

	Will development of the proposed site affect any sensitive water receptors?	<p>Yes and impact unable to be mitigated</p> <p>Yes impact can be mitigated</p> <p>No the development will not affect any sensitive water receptors</p>	No the development will not affect any sensitive water receptors							
19) To reduce the risk of flooding from all sources, both now and in the future	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	<p>Yes, extremely significant</p> <p>A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding</p> <p>Site does not fall within a flood zone and has minimal or no risk of surface water flooding</p>	Site does not fall within a flood zone and has minimal risk of surface water flooding where development can be avoided.	↑	L	LT	P	D	R	LA
	Will development of the proposed site increase the risk of flooding?	<p>Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.</p> <p>Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.</p> <p>No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.</p>	Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.							
	Can any increase in risk of flooding be mitigated?	<p>No</p> <p>Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.</p> <p>Yes</p>	Yes							

		Not applicable green above								
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Summary of Sustainability Appraisal:
 A MOD site which is currently grazing parkland with tree cover. Site generally has mixed levels of access to many facilities and services (objective 16) but does have reasonable accessibility to existing transport network (objective 3), although access to health, leisure and recreation facilities is also mixed. Performs well against objectives 3,17 and 18. Mitigation required in relation to objectives 1,8, 10 and 19.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
379	Land West of Harley Crescent	Scotton	0.74	Housing						
Context: This is a greenfield site used for grazing. Woodland to the North and West. Housing to the South and Horne Road and housing to the east.										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones. No harm likely	+/- The development of this site has potential to impact upon certain elements of biodiversity and geo-diversity and mitigation and enhancement measures will be necessary.	L	LT	P	D	I	LA
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact								
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	No							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated							
		Yes potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site fragment habitats?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated through design and retention of trees							
		Yes potentially but harm can be mitigated								
		No or opportunities to enhance								
	Would development of the site impact upon Ancient Woodland, Veteran Trees or Tree subject to a preservation order (TPO)?	Yes and harm cannot be mitigated	Yes potentially some veteran trees but harm can be mitigated through retention							
		Yes potentially but harm can be mitigated								
No										
Is the development within, or does it impact	Yes and impact cannot be mitigated	No								

	on, a mineral safeguarding area?	Yes but impact can likely be mitigated								
		No								
2) The prudent and efficient use of natural resources by minimising waste and re-using and recycling natural resources and materials locally	Not applicable at site level insufficient information available. This will be addressed at the application stage through the Local Plan Sustainable Development Chapter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3) To ensure a sustainable transport network which encourages the use of public transport, cycling and walking which minimises traffic congestion and improves air quality	Does the site link to footpath and cycle routes?	No or poor links with no prospect of improving connectivity or creating new routes/paths	Yes, already well connected or very little off site works required to connect to the existing network.	↑↑ This site adjoins an existing foot/cycle path and would require little off-site works to connect to them. Site is very close to existing bus stop.	L	LT	R	I	R	LA
		No, but potential for new links to both footpaths and cycle paths and PROW								
	Yes, already well connected or very little off site works required to connect to the existing network.									
	Does the site have good connectivity to public transport (proximity to bus stop)?									
	No over 1200m	Yes less than 400m								
	Between 401 and 1200m									
	Yes less than 400m									
4) To make the most efficient use of land through optimising opportunities for the re-use of existing buildings and brownfield land.	Does the development re-use previously developed land?	No 0-25% of site is previously developed	No 0-25% of site is previously developed	+/- Site is greenfield. Development of this site is likely to be able to make reasonably efficient use of land ensuring trees are retained.	L	LT	P	I	I	SB
		Yes 26-75% is previously developed								
		Yes 76-100% is previously developed								
	Could the development make efficient use of land									
	No development at 0-20 dwellings per hectare	Development at 21-29 dwellings per hectare								
	Development at 21-29 dwellings per hectare									
	Yes development likely to be at 30+ dwellings per hectare									

	Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development	No contamination or ground issues known							
		Yes but contamination or ground conditions can be mitigated through development								
		No contamination or ground issues known								
	Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land	Yes loss of agricultural land.							
		Yes loss of 3b, 4 and 5 grade agricultural land								
		No previously developed or non-agricultural								
5) To provide a good quality built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable design and construction, incorporating energy and water conservation measures, waste recycling facilities and increased use of sustainable materials.	Will development of the proposed site impact upon existing green infrastructure corridors?	Yes it will result in significant impact/loss of green infrastructure corridor	Possible impact which can be mitigated through retention/re-provision.	↑ The impact of the potential development of this site on the green infrastructure corridor can be mitigated through retention and it is well connected to existing green infrastructure corridor. It is compatible with surrounding land uses.	L	LT	P	D	R	LA
		Possible impact which can be mitigated through re-provision								
		No impact on existing green infrastructure corridor or potential significant enhancement of them.								
	Is the proposed site well connected to existing green infrastructure corridors?	No and limited opportunities to create link	Yes the site is well related and connected to existing green infrastructure corridor							
		Not directly linked but likely to be possible to create one								
		Yes the site is well related and connected to existing green infrastructure corridor								
	Is the proposed preferred use for the site appropriate to the land uses of the surrounding land (north, south, east, and west)?	No, site is surrounded by uses not compliant with the proposed use and nuisance cannot be mitigated.	Yes same use or no nuisance caused							
		No but nuisance can be mitigated								
		Yes same use or no nuisance caused								
	Is the development in an area where amenity	Yes adjacent to an industrial, farming or noise	No development is not near to any							

	is likely to be affected by noise or pollution to new or existing residents?	generating activity that cannot be mitigated Some uses that may affect amenity but likely to be mitigated against No development is not near to any uses likely to affect amenity	uses likely to affect amenity							
6) To ensure the creation of high quality, contextual buildings and places in which to live and work	N/A – It is not possible to apply this objective at the site assessment stage as the detailed design of a development will be provided and determined at the planning application stage. Policies in the Local Plan will require the design of development to be of a high quality and reflective of its context and immediate setting.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7) To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions	Is the proposed site in a location where the new development can likely be resilient to climate change?	No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable Possibly, certain issues exist partly in (floodzone 2/3, partial risk of surface water flooding, largely south facing) but likely to be migrated through development Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change	Possibly very small section of site is in floodzone 2 although development can be avoided in that area to be developed to be resilient to climate change.	N Development can be avoided in the part of the site in floodzone 2 and can be resilient to climate change.	L	LT	T	D	R	LA
8) To maintain and enhance the quality and	Will the proposed development impact upon the special	Yes the proposed development will impact upon the special qualities	No impact on the setting and special qualities of these	↑↑	L	ST	P	D	I	LA

character of the landscape and protect the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas and other protected areas.	qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas	and setting of these protected landscapes	protected landscapes	The development of this site will not impact upon the setting of any protected landscapes or on the setting or character of Catterick Garrison. It is not located in a settlement gap.						
		A potential impact that could likely be mitigated								
		No impact on the setting and special qualities of these protected landscapes								
	Is the site prominent in any significant views towards a settlement?	Yes the proposed development of this site will have a negative impact on significant views which cannot be mitigated	No the site is not prominent in any significant views towards a settlement							
		Yes, but through careful and sensitive design and layout of the proposed development the impact can be reduced								
		No the site is not prominent in any significant views towards a settlement								
	Will the proposed development impact on the form and character of a settlement?	Yes significant impact that could not be mitigated through careful design	No development of the site would not negatively impact on the form and character of a settlement and could form a natural infill.							
		The proposed development has potential to impact but this could be mitigated through careful design and layout								
		No development of the site would not negatively impact on the form and character of a settlement and could form a natural extension or infill								
	Is the site located in any identified settlement gaps?	Yes the site is within an identified settlement gap and development of this site would significantly affect its purpose	No the proposed site is not located within an identified settlement gap.							
		The proposed development is partly within and could be designed in a way to enhance the purpose of the settlement gap								

		No the proposed site is not located within an identified settlement gap or its development would enhance the purpose of the settlement gap.									
9) To improve health and wellbeing by ensuring all groups of the population have access to adequate leisure facilities, recreational activities and health services.	Does the proposed site have good access to recreational and health facilities?	Doctors	Further than 15 minute walk (1251m+)	Further than 15 minute walk (1251m+)	+/- Site is in a location which will not adversely impact upon health and wellbeing and has mixed accessibility to leisure, health and recreational facilities.	L	LT	P	I	R	LA
			Between 5 and 15 minute walk (416m and 1250m)								
			5 minute walk or less (415m or less)								
		Leisure Centre	Further than 15 minute walk (1251m+)	Further than 15 minute walk (1251m+)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
		Children's Play Area	Further than 10 minute walk (831m+)	5 minute walk or less (415m or less)							
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								
		Informal Recreation/ Natural	Further than 15 minute walk (1251m+)	10 minute walk or less (830m or less)							

		Green Space	Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
		Formal Outdoor Recreation (Playing Pitches)	Further than 15 minute walk (1251m+)		10 minute walk or less (830m or less)						
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
	Is the development in an area where the health and wellbeing of future or existing residents is likely to be affected by noise or air pollution or odours?	Yes near to an air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that cannot be mitigated	No development is not near to any uses likely to affect health and wellbeing of future or existing residents.								
		Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that can be mitigated									
		No development is not near to any uses likely to affect health and wellbeing of future or existing residents.									
10) To conserve and enhance the historic environment, heritage assets and their setting and improve understanding and enjoyment of local cultural heritage.	Would development affect the setting and/or significance of a Designated heritage Asset? (Listed Building, Scheduled Monument, Conservation Area, Historic Parkland etc)	Yes the impact could not be mitigated through careful design of the development	No impact on the setting and/or significance of a designated heritage asset.	↑↑	U	LT	P	U	I	LA	
		Yes but there is scope to mitigate the impact through careful design and layout of the development		Development of this site will have no impact on the historic environment or heritage assets							
		No impact on the setting and/or significance of a designated heritage asset.									

		Development will enhance or better reveal elements which contribute to the significance of the heritage asset.								
	Would development affect the character and appearance of a Conservation Area?	Yes the impact could not be mitigated through careful design of the development	No impact on the character and appearance of the Conservation Area.							
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the character and appearance of the Conservation Area. Development will enhance or better reveal elements which contribute to the character and appearance of the conservation area.								
	Would development affect the setting and/or significance of a non-designated heritage asset	Yes the impact could not be mitigated through careful design of the development	No impact on a non-designated heritage asset							
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the asset or development will enhance or better reveal elements which contribute to the significance of the non-designated heritage asset.								
11) To provide a mix of housing types and tenures in order to ensure all have the opportunity to meet their housing needs in accommodation of adequate quality.	Will the development provide an adequate overall mix of housing in terms of type, size and tenure to meet local needs?	All sites allocated for residential development are expected to meet Local Plan Policies on housing mix	All sites allocated for residential development are expected to meet Local Plan Policies on housing mix	↑	L	LT	P	D	R	LA
	Will development provide affordable housing of the appropriate amount, type, size and tenure?	N/A – Site is only being considered for employment purposes	All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements	All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements	All sites allocated for residential development are expected to meet Local Plan Policies on housing mix and affordable housing and being a smaller scale site likely to be less achievable.					

		Not applicable no affordable housing required or the site is only being considered for employment purposes	affordable housing requirements							
12) To provide a reduction in crime and improve the perception of safety and security.	Not Applicable at site assessment stage. All development will be expected to achieve this at the planning application stage where Local Plan policies in this regard will be applied.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13) To provide a range of good quality employment opportunities available to all.	Will development of the proposed site create direct jobs?	N/A the proposed site is for housing development	N/A – Site being considered for Housing	N/A – Site being considered for Housing	N/A	N/A	N/A	N/A	N/A	N/A
		Possible mixed use site								
	Yes the site is proposed for employment use so direct job creation would be expected.									
	Will the proposed development great good quality employment opportunities for all	N/A the proposed site is for housing development	N/A – Site being considered for Housing	N/A – Site being considered for Housing	N/A	N/A	N/A	N/A	N/A	N/A
Possibly the site is a mixed use site										
Yes the site is proposed for allocation as a high quality employment site										
14) To provide conditions which encourage economic growth, business success, diversification of existing enterprises and investment in both urban and rural locations.	Will development of the proposed site encourage investment, economic growth and business diversification	N/A the proposed site is for housing development	N/A – Site being considered for Housing	N/A – Site being considered for Housing	N/A	N/A	N/A	N/A	N/A	N/A
		Possibly the site is mixed use so may offer some scope for growth, investment and diversification.								
		Yes the site is proposed for employment uses and would encourage growth, diversification and investment in the local economy								

15) To provide education and training opportunities which build the skills and capacity of the population	This objective is not applicable for the site assessment appraisal. Local plan policies will encourage and expect applicants to demonstrate how the development will provide education and training opportunities for the local population	N/A			N/A	N/A	N/A	N/A	N/A	N/A	N/A
16) To maintain and enhance provision of infrastructure including local services and community facilities to ensure needs can be met locally.	Does the site have good connectivity to facilities and services?	Town Centre	Further than 20 minute walk (1661m +)	Further than 20 minute walk (1661m +)	+/- Site generally has mixed access to local services and community facilities although is located relatively near to Le Cateau Primary School.	L	LT	R	D	R	LA
			Between 10 and 20 minute walk (831m and 1659m)								
			10 minute walk or less (830m or less)								
		Primary School	Further than 15 minute walk (1251m+)	Between 5 and 15 minute walk (416m and 1250m) approx. 1000m							
		Between 5 and 15 minute walk (416m and 1250m)									
		5 minute walk or less (415m or less)									
		Secondary School	Further than 20 minute walk (1661m+)	Between 10 and 20 minute walk (831m and 1660m)							
		Between 10 and 20 minute walk (831m and 1660m)									
		10 minute walk or less (830m or less)									

		Village Hall	Further than 15 minute walk (1251m+)	Further than 15 minute walk						
			Between 10 and 15 minute walk (831m and 1250m)							
			10 minute walk or less (830m or less)							
		Employment Areas	Further than 20 minute walk (1660m+)	Between 10 and 20 minute walk (831m and 1659m)						
			Between 10 and 20 minute walk (831m and 1659m)							
			Less than 10 minute walk (829m or less)							
		Convenience Store	Further than 10 minute walk (831m+)	Between 5 and 10 minute walk (416m and 830m)						
			Between 5 and 10 minute walk (416m and 830m)							
			5 minute walk or less (415m or less)							
17) To encourage vibrant communities that participate in decision making	Is the proposed site in close proximity to the existing settlement with connectivity to existing housing?	No the site is over 1200m from the nearest housing with limited scope to provide direct connectivity	The site is less than 400m from the nearest housing area with direct links available	↑↑	U	ST	P	I	R	LA
		The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity		The site is less than 400m from housing areas with direct links available						

		The site is less than 400m from the nearest housing area with direct links available									
18) To protect and enhance water resources, water quality and water availability	Is the site within a Groundwater Source Protection Zone 1, 2 or 3?	Yes, Zone 1 and employment allocation	No not within a Groundwater Protection Zone	↑↑ Development of this site will not affect water quality or availability	U	LT	P	D	R	SB	
		Yes, Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment.									
		No not within a Groundwater Protection Zone									
	Will development of the proposed site affect any sensitive water receptors?	Yes and impact unable to be mitigated	No the development will not affect any sensitive water receptors								
		Yes impact can be mitigated									
		No the development will not affect any sensitive water receptors									
19) To reduce the risk of flooding from all sources, both now and in the future	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Yes, extremely significant	Small part of site is within a flood zone 2 and has minimal or no risk of surface water flooding	N Development of this site will not be at a high risk of fluvial or surface water flooding providing development is avoided in the small part of the site in floodzone 2.	L	LT	P	D	R	LA	
		A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding									
		Site does not fall within a flood zone and has minimal or no risk of surface water flooding									
	Will development of the proposed site increase the risk of flooding?	Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.	Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.								
		Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.									

		No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.								
	Can any increase in risk of flooding be mitigated?	No	Yes							
		Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.								
		Yes								
		Not applicable green above								

Summary of Sustainability Appraisal:

A small greenfield site. Site has mixed levels of access to many facilities and services (objectives 9 and 15), although does have good accessibility to existing transport network (objective 3). Performs well against objectives 3, 8, 10, 17 and 18. Mitigation will be required in relation to objective 1 and 19 in relation to biodiversity habitat and flood risk.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
380	Unit Welfare Offices	Scotton	0.82	Housing						
Context: This is a previously developed site containing a building and its associated parking and grounds which are wooded. Robertson Road and Housing to the North and Wooded area and Horne Road to the East. Army vehicle store buildings to the South. Robertson Road Recreation facility and associated building to the west.										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones.	+/- The development of this site has potential to impact upon certain elements of biodiversity and geo-diversity and mitigation and enhancement measures will be necessary.	L	LT	P	D	I	LA
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact	No harm likely							
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	No							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated							
		Yes potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site fragment habitats?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated through design and retention of trees							
		Yes potentially but harm can be mitigated								
		No or opportunities to enhance								
	Would development of the site impact upon Ancient Woodland, Veteran Trees or Tree subject to a preservation order (TPO)?	Yes and harm cannot be mitigated	Yes potentially some veteran trees but harm can be mitigated through retention							
		Yes potentially but harm can be mitigated								
No										
Is the development within, or does it impact	Yes and impact cannot be mitigated	No								

	on, a mineral safeguarding area?	Yes but impact can likely be mitigated								
		No								
2) The prudent and efficient use of natural resources by minimising waste and re-using and recycling natural resources and materials locally	Not applicable at site level insufficient information available. This will be addressed at the application stage through the Local Plan Sustainable Development Chapter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3) To ensure a sustainable transport network which encourages the use of public transport, cycling and walking which minimises traffic congestion and improves air quality	Does the site link to footpath and cycle routes?	No or poor links with no prospect of improving connectivity or creating new routes/paths	Yes, already well connected or very little off site works required to connect to the existing network.	↑↑ This site adjoins an existing foot/cycle path and would require little off-site works to connect to them. Site is close to existing bus stop.	L	LT	R	I	R	LA
		No, but potential for new links to both footpaths and cycle paths and PROW								
	Yes, already well connected or very little off site works required to connect to the existing network.									
	Does the site have good connectivity to public transport (proximity to bus stop)?									
	No over 1200m	Yes less than 400m	↑ Site is previously developed. Development of this site is likely to be able to make reasonably efficient use of land ensuring trees are retained and ground condition	L	LT	P	I	I	SB	
	Between 401 and 1200m									
	Yes less than 400m									
4) To make the most efficient use of land through optimising opportunities for the re-use of existing buildings and brownfield land.	Does the development re-use previously developed land?	No 0-25% of site is previously developed	Yes 76-100% is previously developed	↑ Site is previously developed. Development of this site is likely to be able to make reasonably efficient use of land ensuring trees are retained and ground condition	L	LT	P	I	I	SB
		Yes 26-75% is previously developed								
		Yes 76-100% is previously developed								
	Could the development make efficient use of land	No development at 0-20 dwellings per hectare	Development at 21-29 dwellings per hectare							
	Development at 21-29 dwellings per hectare									
	Yes development likely to be at 30+ dwellings per hectare									

	Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development	Yes potential ground conditions with existing development but this can be mitigated through development	issues will be mitigatable.							
		Yes but contamination or ground conditions can be mitigated through development									
		No contamination or ground issues known									
	Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land	No previously developed or non-agricultural								
		Yes loss of 3b, 4 and 5 grade agricultural land									
		No previously developed or non-agricultural									
5) To provide a good quality built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable design and construction, incorporating energy and water conservation measures, waste recycling facilities and increased use of sustainable materials.	Will development of the proposed site impact upon existing green infrastructure corridors?	Yes it will result in significant impact/loss of green infrastructure corridor	Possible impact which can be mitigated through retention/re-provision.	+/- The impact of the potential development of this site on the green infrastructure corridor can be mitigated through retention and it is well connected to existing green infrastructure corridor. It is compatible with surrounding land uses subject to mitigation from neighbouring military use.	L	LT	P	D	R	LA	
		Possible impact which can be mitigated through re-provision									
		No impact on existing green infrastructure corridor or potential significant enhancement of them.									
	Is the proposed site well connected to existing green infrastructure corridors?	No and limited opportunities to create link	Yes the site is well related and connected to existing green infrastructure corridor								
		Not directly linked but likely to be possible to create one									
		Yes the site is well related and connected to existing green infrastructure corridor									
	Is the proposed preferred use for the site appropriate to the land uses of the surrounding land (north, south, east, and west)?	No, site is surrounded by uses not compliant with the proposed use and nuisance cannot be mitigated.	Yes same use or no nuisance caused								
		No but nuisance can be mitigated									
		Yes same use or no nuisance caused									
		Is the development in an area where amenity	Yes adjacent to an industrial, farming or noise								Some uses that may affect amenity

	is likely to be affected by noise or pollution to new or existing residents?	generating activity that cannot be mitigated Some uses that may affect amenity but likely to be mitigated against No development is not near to any uses likely to affect amenity	but likely to be mitigated against							
6) To ensure the creation of high quality, contextual buildings and places in which to live and work	N/A – It is not possible to apply this objective at the site assessment stage as the detailed design of a development will be provided and determined at the planning application stage. Policies in the Local Plan will require the design of development to be of a high quality and reflective of its context and immediate setting.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7) To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions	Is the proposed site in a location where the new development can likely be resilient to climate change?	No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable Possibly, certain issues exist partly in (floodzone 2/3, partial risk of surface water flooding, largely south facing) but likely to be migrated through development Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change	Yes the site is in a location where the proposed development can be developed to be resilient to climate change	↑ Site can be resilient to climate change.	L	LT	T	D	R	LA
8) To maintain and enhance the quality and	Will the proposed development impact upon the special	Yes the proposed development will impact upon the special qualities	No impact on the setting and special qualities of these	↑↑	L	ST	P	D	I	LA

character of the landscape and protect the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas and other protected areas.	qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas	and setting of these protected landscapes	protected landscapes	The development of this site will not impact upon the setting of any protected landscapes or on the setting or character of Catterick Garrison. It is not located in a settlement gap.						
		A potential impact that could likely be mitigated								
		No impact on the setting and special qualities of these protected landscapes								
	Is the site prominent in any significant views towards a settlement?	Yes the proposed development of this site will have a negative impact on significant views which cannot be mitigated	No the site is not prominent in any significant views towards a settlement							
		Yes, but through careful and sensitive design and layout of the proposed development the impact can be reduced								
		No the site is not prominent in any significant views towards a settlement								
	Will the proposed development impact on the form and character of a settlement?	Yes significant impact that could not be mitigated through careful design	No development of the site would not negatively impact on the form and character of a settlement and could form a natural infill.							
		The proposed development has potential to impact but this could be mitigated through careful design and layout								
		No development of the site would not negatively impact on the form and character of a settlement and could form a natural extension or infill								
	Is the site located in any identified settlement gaps?	Yes the site is within an identified settlement gap and development of this site would significantly affect its purpose	No the proposed site is not located within an identified settlement gap.							
		The proposed development is partly within and could be designed in a way to enhance the purpose of the settlement gap								

		No the proposed site is not located within an identified settlement gap or its development would enhance the purpose of the settlement gap.									
9) To improve health and wellbeing by ensuring all groups of the population have access to adequate leisure facilities, recreational activities and health services.	Does the proposed site have good access to recreational and health facilities?	Doctors	Further than 15 minute walk (1251m+)	Further than 15 minute walk (1251m+)	+/- Site is in a location which, subject to mitigation, will not adversely impact upon health and wellbeing and has mixed accessibility to leisure, health and recreational facilities.	L	LT	P	I	R	LA
			Between 5 and 15 minute walk (416m and 1250m)								
			5 minute walk or less (415m or less)								
		Leisure Centre	Further than 15 minute walk (1251m+)	Further than 15 minute walk (1251m+)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
		Children's Play Area	Further than 10 minute walk (831m+)	5 minute walk or less (415m or less)							
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								
		Informal Recreation/ Natural	Further than 15 minute walk (1251m+)	10 minute walk or less (830m or less)							

		Green Space	Between 10 and 15 minute walk (831m and 1250m)							
			10 minute walk or less (830m or less)							
		Formal Outdoor Recreation (Playing Pitches)	Further than 15 minute walk (1251m+)		10 minute walk or less (830m or less)					
			Between 10 and 15 minute walk (831m and 1250m)							
			10 minute walk or less (830m or less)							
	Is the development in an area where the health and wellbeing of future or existing residents is likely to be affected by noise or air pollution or odours?	Yes near to an air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that cannot be mitigated	Some noise polluting activity that will impact upon the health and wellbeing of future or existing residents from neighbouring army facility that can be mitigated.							
		Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that can be mitigated								
		No development is not near to any uses likely to affect health and wellbeing of future or existing residents.								
10) To conserve and enhance the historic environment, heritage assets and their setting and improve understanding and enjoyment of local cultural heritage.	Would development affect the setting and/or significance of a Designated heritage Asset? (Listed Building, Scheduled Monument, Conservation Area, Historic Parkland etc)	Yes the impact could not be mitigated through careful design of the development	No impact on the setting and/or significance of a designated heritage asset.	↑↑	U	LT	P	U	I	LA
		Yes but there is scope to mitigate the impact through careful design and layout of the development		Development of this site will have no impact on the historic environment or heritage assets						
		No impact on the setting and/or significance of a designated heritage asset.								

		Development will enhance or better reveal elements which contribute to the significance of the heritage asset.								
	Would development affect the character and appearance of a Conservation Area?	Yes the impact could not be mitigated through careful design of the development	No impact on the character and appearance of the Conservation Area.							
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the character and appearance of the Conservation Area. Development will enhance or better reveal elements which contribute to the character and appearance of the conservation area.								
	Would development affect the setting and/or significance of a non-designated heritage asset	Yes the impact could not be mitigated through careful design of the development	No impact on a non-designated heritage asset							
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the asset or development will enhance or better reveal elements which contribute to the significance of the non-designated heritage asset.								
11) To provide a mix of housing types and tenures in order to ensure all have the opportunity to meet their housing needs in accommodation of adequate quality.	Will the development provide an adequate overall mix of housing in terms of type, size and tenure to meet local needs?	All sites allocated for residential development are expected to meet Local Plan Policies on housing mix	All sites allocated for residential development are expected to meet Local Plan Policies on housing mix	↑	L	LT	P	D	R	LA
		N/A – Site is only being considered for employment purposes								
	Will development provide affordable housing of the appropriate amount, type, size and tenure?	All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements	All sites allocated for residential development are expected to meet Local Plan policies	All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements	All sites allocated for residential development are expected to meet Local Plan Policies on housing mix and affordable housing and being a smaller scale brownfield site likely to be less achievable.					

		Not applicable no affordable housing required or the site is only being considered for employment purposes	affordable housing requirements							
12) To provide a reduction in crime and improve the perception of safety and security.	Not Applicable at site assessment stage. All development will be expected to achieve this at the planning application stage where Local Plan policies in this regard will be applied.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13) To provide a range of good quality employment opportunities available to all.	Will development of the proposed site create direct jobs?	N/A the proposed site is for housing development	N/A – Site being considered for Housing	N/A – Site being considered for Housing	N/A	N/A	N/A	N/A	N/A	N/A
		Possible mixed use site								
	Yes the site is proposed for employment use so direct job creation would be expected.									
	Will the proposed development great good quality employment opportunities for all	N/A the proposed site is for housing development	N/A – Site being considered for Housing	N/A – Site being considered for Housing	N/A	N/A	N/A	N/A	N/A	N/A
Possibly the site is a mixed use site										
Yes the site is proposed for allocation as a high quality employment site										
14) To provide conditions which encourage economic growth, business success, diversification of existing enterprises and investment in both urban and rural locations.	Will development of the proposed site encourage investment, economic growth and business diversification	N/A the proposed site is for housing development	N/A – Site being considered for Housing	N/A – Site being considered for Housing	N/A	N/A	N/A	N/A	N/A	N/A
		Possibly the site is mixed use so may offer some scope for growth, investment and diversification.								
		Yes the site is proposed for employment uses and would encourage growth, diversification and investment in the local economy								

15) To provide education and training opportunities which build the skills and capacity of the population	This objective is not applicable for the site assessment appraisal. Local plan policies will encourage and expect applicants to demonstrate how the development will provide education and training opportunities for the local population	N/A			N/A	N/A	N/A	N/A	N/A	N/A	N/A
16) To maintain and enhance provision of infrastructure including local services and community facilities to ensure needs can be met locally.	Does the site have good connectivity to facilities and services?	Town Centre	Further than 20 minute walk (1661m +)	Further than 20 minute walk (1661m +)	+/- Site generally has mixed access to local services and community facilities although is located relatively near to Le Cateau Primary School.	L	LT	R	D	R	LA
			Between 10 and 20 minute walk (831m and 1659m)								
			10 minute walk or less (830m or less)								
		Primary School	Further than 15 minute walk (1251m+)	Between 5 and 15 minute walk (416m and 1250m) approx. 1000m							
		Between 5 and 15 minute walk (416m and 1250m)									
		5 minute walk or less (415m or less)									
		Secondary School	Further than 20 minute walk (1661m+)	Between 10 and 20 minute walk (831m and 1660m)							
		Between 10 and 20 minute walk (831m and 1660m)									
		10 minute walk or less (830m or less)									

		Village Hall	Further than 15 minute walk (1251m+)	Further than 15 minute walk							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
		Employment Areas	Further than 20 minute walk (1660m+)	Between 10 and 20 minute walk (831m and 1659m)							
			Between 10 and 20 minute walk (831m and 1659m)								
			Less than 10 minute walk (829m or less)								
		Convenience Store	Further than 10 minute walk (831m+)	Between 5 and 10 minute walk (416m and 830m)							
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								
17) To encourage vibrant communities that participate in decision making	Is the proposed site in close proximity to the existing settlement with connectivity to existing housing?	No the site is over 1200m from the nearest housing with limited scope to provide direct connectivity	The site is less than 400m from the nearest housing area with direct links available	↑↑		U	ST	P	I	R	LA
		The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity		The site is less than 400m from housing areas with direct links available							

		The site is less than 400m from the nearest housing area with direct links available									
18) To protect and enhance water resources, water quality and water availability	Is the site within a Groundwater Source Protection Zone 1, 2 or 3?	Yes, Zone 1 and employment allocation	No not within a Groundwater Protection Zone	↑↑ Development of this site will not affect water quality or availability	U	LT	P	D	R	SB	
		Yes, Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment.									
		No not within a Groundwater Protection Zone									
	Will development of the proposed site affect any sensitive water receptors?	Yes and impact unable to be mitigated	No the development will not affect any sensitive water receptors								
		Yes impact can be mitigated									
		No the development will not affect any sensitive water receptors									
19) To reduce the risk of flooding from all sources, both now and in the future	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Yes, extremely significant	Site does not fall within a flood zone and has minimal or no risk of surface water flooding	↑ Development of this site will not be at a high risk of fluvial or surface water flooding.	L	LT	P	D	R	LA	
		A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding									
		Site does not fall within a flood zone and has minimal or no risk of surface water flooding									
	Will development of the proposed site increase the risk of flooding?	Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.	No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.								
		Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.									

		No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.								
	Can any increase in risk of flooding be mitigated?	No	Not applicable green above							
		Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.								
		Yes								
		Not applicable green above								

Summary of Sustainability Appraisal:

A small previously developed site currently containing unit welfare offices. Site has mixed levels of access to many facilities and services (objectives 9 and 15), although does have good accessibility to existing transport network (objective 3). Performs well against objectives 3, 8, 10, 17 and 18. Mitigation will be required in relation to objective 1 and 9 in relation to neighbouring use and biodiversity habitat.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
384	Harley Hill	Scotton	43.64	Housing						
Context: This a greenfield site. Residential development to the north and west. Greenfield to the South and East. Site owned by MOD surplus former training estate used as farmland										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones. No harm likely	+/-	L	LT	P	D	I	LA
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact								
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	No							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	Yes potentially over northern boundary but harm can be mitigated							
		Yes potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site fragment habitats?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated through design and retention of tree belts and hedgerows							
		Yes potentially but harm can be mitigated								
		No or opportunities to enhance								
	Would development of	Yes and harm cannot be mitigated								

	the site impact upon Ancient Woodland, Veteran Trees or Tree subject to a preservation order (TPO)?	Yes potentially but harm can be mitigated	Yes potentially some veteran trees but harm can be mitigated through retention							
	Is the development within, or does it impact on, a mineral safeguarding area?	Yes and impact cannot be mitigated	Yes partially within limestone safeguarding area but impact can likely be mitigated							
		Yes but impact can likely be mitigated								
		No								
2) The prudent and efficient use of natural resources by minimising waste and re-using and recycling natural resources and materials locally	Not applicable at site level insufficient information available. This will be addressed at the application stage through the Local Plan Sustainable Development Chapter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3) To ensure a sustainable transport network which encourages the use of public transport, cycling and walking which minimises traffic congestion and improves air quality	Does the site link to footpath and cycle routes?	No or poor links with no prospect of improving connectivity or creating new routes/paths	Yes, bridleway already links in to site and very little further off-site works required to connect to the existing network.	↑	U	LT	R	I	R	LA
		No, but potential for new links to both footpaths and cycle paths and PROW		This site already contains a bridleway and access to the existing foot and cycle network off-site requires little off site work. A bus stop will be required in closer proximity to the site.						
	Does the site have good connectivity to public transport	Yes, already well connected or very little off site works required to connect to the existing network.								
		No over 1200m	No over 1200m							
		Between 401 and 1200m								

	(proximity to bus stop)?	Yes less than 400m								
4) To make the most efficient use of land through optimising opportunities for the re-use of existing buildings and brownfield land.	Does the development re-use previously developed land?	No 0-25% of site is previously developed	No 0-25% of site is previously developed	↑ Site is greenfield, grade 3b agricultural land. Development of this site is likely to be able to make efficient use of land and unlikely to be any significant contamination or ground condition issues on site.	U	ST	P	I	I	SB
		Yes 26-75% is previously developed								
		Yes 76-100% is previously developed								
	Could the development make efficient use of land	No development at 0-20 dwellings per hectare	Yes, development likely to be at 30+ dwellings per hectare							
		Development at 21-29 dwellings per hectare								
		Yes development likely to be at 30+ dwellings per hectare								
	Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development	No contamination or ground issues known greenfield farmland							
		Yes but contamination or ground conditions can be mitigated through development								
		No contamination or ground issues known								
	Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land	Yes loss of 3b grade agricultural land							
		Yes loss of 3b, 4 and 5 grade agricultural land								
		No previously developed or non-agricultural								
5) To provide a good quality built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable design and construction, incorporating energy and water conservation	Will development of the proposed site impact upon existing green infrastructure corridors?	Yes it will result in significant impact/loss of green infrastructure corridor	This development offers significant opportunity for potential enhancement of the green infrastructure corridor.	↑↑ The potential residential development of this site could significantly enhance the green infrastructure corridor, is well related to it and is compatible with surrounding land uses.	L	LT	P	D	R	LA
		Possible impact which can be mitigated through re-provision								
		No impact on existing green infrastructure corridor or potential significant enhancement of them.								
	Is the proposed site well connected to existing green	No and limited opportunities to create link	Yes the site is well related and connected to existing green							
		Not directly linked but likely to be possible to create one								

7) To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions	Is the proposed site in a location where the new development can likely be resilient to climate change?	No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable	Possibly, certain issues exist small parts of site fringes within floodzone 2/3. Partial risk of surface water flooding, site largely south facing but impact could be migrated through development	+/- Site can be resilient to climate change with development avoided in the fringe areas in floodzone 2/3, mitigation of surface water flood risk and development can be oriented to make maximum use of solar gain	L	LT	T	D	R	LA
		Possibly, certain issues exist partly in (floodzone 2/3, partial risk of surface water flooding, largely south facing) but likely to be migrated through development								
		Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change								
8) To maintain and enhance the quality and character of the landscape and protect the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas and other protected areas.	Will the proposed development impact upon the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas	Yes the proposed development will impact upon the special qualities and setting of these protected landscapes	No impact on the setting and special qualities of these protected landscapes	↑ The development of this site will not impact upon the setting of any protected landscapes and through mitigation will not impact on the setting or character of Catterick Garrison forming a natural extension. It is not located in a settlement gap.	U	ST	P	D	I	LA
		A potential impact that could likely be mitigated								
		No impact on the setting and special qualities of these protected landscapes								
	Is the site prominent in any significant views towards a settlement?	Yes the proposed development of this site will have a negative impact on significant views which cannot be mitigated	Yes visible from the south but through careful and sensitive design, layout and landscaping of the proposed development the impact can be reduced							
		Yes, but through careful and sensitive design and layout of the proposed development the impact can be reduced								
		No the site is not prominent in any significant views towards a settlement								

	Will the proposed development impact on the form and character of a settlement?	<p>Yes significant impact that could not be mitigated through careful design</p> <p>The proposed development has potential to impact but this could be mitigated through careful design and layout</p> <p>No development of the site would not negatively impact on the form and character of a settlement and could form a natural extension or infill</p>		No development of the site would not negatively impact on the form and character of Catterick Garrison and development could form a natural extension							
	Is the site located in any identified settlement gaps?	<p>Yes the site is within an identified settlement gap and development of this site would significantly affect its purpose</p> <p>The proposed development is partly within and could be designed in a way to enhance the purpose of the settlement gap</p> <p>No the proposed site is not located within an identified settlement gap or its development would enhance the purpose of the settlement gap.</p>		No the proposed site is not located within an identified settlement gap.							
9) To improve health and wellbeing by ensuring all groups of the population have access to adequate leisure facilities, recreational activities and health services.	Does the proposed site have good access to recreational and health facilities?	Doctors	<p>Further than 15 minute walk (1251m+)</p> <p>Between 5 and 15 minute walk (416m and 1250m)</p> <p>5 minute walk or less (415m or less)</p>	Between 5 and 15 minute walk (approx. 1000m) (Colburn Medical Centre)	↑	L	LT	P	I	R	LA
		Leisure Centre	<p>Further than 15 minute walk (1251m+)</p> <p>Between 10 and 15 minute walk (831m and 1250m)</p>	Further than 15 minute walk (approx. 1500m) (Colburn Leisure Centre)							

			10 minute walk or less (830m or less)								
		Children's Play Area	Further than 10 minute walk (831m+)	5 minute walk or less (approx. 15-400m on average to play areas within Marne Grange Housing development to north)							
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								
		Informal Recreation/ Natural Green Space	Further than 15 minute walk (1251m+)	10 minute walk or less (approx. 30m)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
		Formal Outdoor Recreation (Playing Pitches)	Further than 15 minute walk (1251m+)	10 minute walk or less (approx. 650m)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
	Is the development in an area where the health and wellbeing of future or existing residents is likely to be affected by noise or air pollution or odours?		Yes near to an air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that cannot be mitigated	Yes near to an air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that cannot be mitigated							
			Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that can be mitigated								

		No development is not near to any uses likely to affect health and wellbeing of future or existing residents.								
10) To conserve and enhance the historic environment, heritage assets and their setting and improve understanding and enjoyment of local cultural heritage.	Would development affect the setting and/or significance of a Designated heritage Asset? (Listed Building, Scheduled Monument, Conservation Area, Historic Parkland etc)	Yes the impact could not be mitigated through careful design of the development	No impact on the setting and/or significance of a designated heritage asset.	↑↑ Development of this site will have no impact on the historic environment or heritage assets	U	LT	P	U	I	LA
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the setting and/or significance of a designated heritage asset. Development will enhance or better reveal elements which contribute to the significance of the heritage asset.								
	Would development affect the character and appearance of a Conservation Area?	Yes the impact could not be mitigated through careful design of the development	No impact on the character and appearance of the Conservation Area.							
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the character and appearance of the Conservation Area. Development will enhance or better reveal elements which contribute to the character and appearance of the conservation area.								
	Would development affect the setting and/or significance of a non-designated heritage asset	Yes the impact could not be mitigated through careful design of the development	No impact on a non-designated heritage asset							
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the asset or development will enhance or better reveal elements which contribute to the significance of the non-designated heritage asset.								
11) To provide a mix of housing types and tenures in order to ensure	Will the development provide an adequate overall	All sites allocated for residential development are expected to meet Local Plan Policies on housing mix	All sites allocated for residential development are	↑↑ All sites allocated for residential	L	LT	P	D	R	DW

all have the opportunity to meet their housing needs in accommodation of adequate quality.	mix of housing in terms of type, size and tenure to meet local needs?	N/A – Site is only being considered for employment purposes	expected to meet Local Plan Policies on housing mix	development will be expected to provide an appropriate housing mix and amount and tenure of affordable housing are likely to be more achievable on larger strategic site							
	Will development provide affordable housing of the appropriate amount, type, size and tenure?	All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements	All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements								
		Not applicable no affordable housing required or the site is only being considered for employment purposes									
12) To provide a reduction in crime and improve the perception of safety and security.	Not Applicable at site assessment stage. All development will be expected to achieve this at the planning application stage where Local Plan policies in this regard will be applied.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13) To provide a range of good quality employment opportunities available to all.	Will development of the proposed site create direct jobs?	N/A the proposed site is for housing development	Possible direct job creation in local centre / primary school	↑ Possible direct and good quality job creation in local centre / primary school	L	LT	P	D	R	LA	
		Possible mixed use site									
	Yes the site is proposed for employment use so direct job creation would be expected.										
	Will the proposed development great good quality employment opportunities for all										
		N/A the proposed site is for housing development	Possible good quality job creation in local centre / primary school								
	Possibly the site is a mixed use site										
		Yes the site is proposed for allocation as a high quality employment site									
14) To provide conditions which encourage economic growth, business success, diversification of existing	Will development of the proposed site encourage investment, economic growth	N/A the proposed site is for housing development	Possibly the site includes a local centre so may offer some scope for growth,	↑ Possible economic growth, business success and diversification	L	LT	P	D	R	LA	
		Possibly the site is mixed use so may offer some scope for growth, investment and diversification.									

enterprises and investment in both urban and rural locations.	and business diversification	Yes the site is proposed for employment uses and would encourage growth, diversification and investment in the local economy		investment and diversification.	within the Local Centre						
15) To provide education and training opportunities which build the skills and capacity of the population	This objective is not applicable for the site assessment appraisal. Local plan policies will encourage and expect applicants to demonstrate how the development will provide education and training opportunities for the local population	N/A		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16) To maintain and enhance provision of infrastructure including local services and community facilities to ensure needs can be met locally.	Does the site have good connectivity to facilities and services?	Town Centre	Further than 20 minute walk (1661m +)	Between 10 and 20 minute walk (approx. 1500m) (Broadway, Colburn)	N	L	LT	R	D	R	LA
			Between 10 and 20 minute walk (831m and 1659m)								
			10 minute walk or less (830m or less)								
		Primary School	Further than 15 minute walk (1251m+)	Between 5 and 15 minute walk (approx. 1000m) (Le Cateau Primary School)							
			Between 5 and 15 minute walk (416m and 1250m)								
			5 minute walk or less (415m or less)								
Secondary School	Further than 20 minute walk (1661m+)	Between 10 and 20 minute walk (approx. 1600m) (Risedale Sports									

			Between 10 and 20 minute walk (831m and 1660m)	and Community College)							
			10 minute walk or less (830m or less)								
		Village Hall	Further than 15 minute walk (1251m+)	Further than 15 minute walk (approx. 1300m) (Colburn Village Hall)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
		Employment Areas	Further than 20 minute walk (1660m+)	Less than 10 minute walk (approx.700m) (Colburn Business Park)							
			Between 10 and 20 minute walk (831m and 1659m)								
			Less than 10 minute walk (829m or less)								
		Convenience Store	Further than 10 minute walk (831m+)	Between 5 and 10 minute walk (approx. 750m) (The Co-Op, Broadway, Colburn).							
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								
17) To encourage vibrant communities that participate in decision making	Is the proposed site in close proximity to the existing settlement with connectivity to existing housing?	No the site is over 1200m from the nearest housing with limited scope to provide direct connectivity	The site is less than 400m from the nearest housing area with direct links available	↑↑	U	ST	P	I	R	LA	
		The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity		Site is in close proximity to existing housing with direct links available							

		The site is less than 400m from the nearest housing area with direct links available								
18) To protect and enhance water resources, water quality and water availability	Is the site within a Groundwater Source Protection Zone 1, 2 or 3?	Yes, Zone 1 and employment allocation	No not within a Groundwater Protection Zone	↑↑ Development of this site will not affect water quality or availability	U	LT	P	D	R	SB
		Yes, Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment.								
		No not within a Groundwater Protection Zone								
	Will development of the proposed site affect any sensitive water receptors?	Yes and impact unable to be mitigated	No the development will not affect any sensitive water receptors							
		Yes impact can be mitigated								
		No the development will not affect any sensitive water receptors								
19) To reduce the risk of flooding from all sources, both now and in the future	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Yes, extremely significant	Small part of site is within floodzone 2 and 3 on northern fringe of site. Areas of surface water flood risk located on site.	+/- Development of this site is likely to be able to mitigate against any risk of flooding presented on site.	L	LT	P	D	R	SB
		A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding								
		Site does not fall within a flood zone and has minimal or no risk of surface water flooding								
	Will development of the proposed site increase the risk of flooding?	Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.	Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.							
		Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.								
		No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.								

	Can any increase in risk of flooding be mitigated?	No	Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.							
		Yes								
		Not applicable green above								

Summary of Sustainability Appraisal:

A large greenfield site on the south eastern edge of Catterick Garrison which would form a natural extension and is generally well related to recreation, facilities and services. Performs well against objectives 5, 10, 17 and 18. Mitigation will be required in relation to objective 1 and 19 and development avoided in areas at high risk of flooding.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
385	Land West of Cleveland Road	Scotton	1.96	Housing						
Context: This a greenfield site comprising an informal recreation area. Housing to the North and East. Horne Road and Somme Barracks to the South and West.										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones. No harm likely	+/- The development of this site has potential to impact upon certain elements of biodiversity and geo-diversity and mitigation and enhancement measures will be necessary.	L	LT	P	D	I	LA
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact								
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	No							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated							
		Yes potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site fragment habitats?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated through design and retention of tree belts							
		Yes potentially but harm can be mitigated								
		No or opportunities to enhance								
	Would development of the site impact upon Ancient Woodland, Veteran Trees or Tree subject to a preservation order (TPO)?	Yes and harm cannot be mitigated	Yes potentially some veteran trees but harm can be mitigated through retention							
		Yes potentially but harm can be mitigated								
No										
Is the development within, or does it impact	Yes and impact cannot be mitigated	No								

	on, a mineral safeguarding area?	Yes but impact can likely be mitigated								
		No								
2) The prudent and efficient use of natural resources by minimising waste and re-using and recycling natural resources and materials locally	Not applicable at site level insufficient information available. This will be addressed at the application stage through the Local Plan Sustainable Development Chapter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3) To ensure a sustainable transport network which encourages the use of public transport, cycling and walking which minimises traffic congestion and improves air quality	Does the site link to footpath and cycle routes?	No or poor links with no prospect of improving connectivity or creating new routes/paths	Yes, already well connected or very little off site works required to connect to the existing network.	↑↑	L	LT	R	I	R	LA
		No, but potential for new links to both footpaths and cycle paths and PROW								
	Yes, already well connected or very little off site works required to connect to the existing network.									
	Does the site have good connectivity to public transport (proximity to bus stop)?									
	No over 1200m	Yes less than 400m								
	Between 401 and 1200m									
	Yes less than 400m									
4) To make the most efficient use of land through optimising opportunities for the re-use of existing buildings and brownfield land.	Does the development re-use previously developed land?	No 0-25% of site is previously developed	No 0-25% of site is previously developed	+/-	L	LT	P	I	I	SB
		Yes 26-75% is previously developed								
		Yes 76-100% is previously developed								
	Could the development make efficient use of land	No development at 0-20 dwellings per hectare	Development at 21-29 dwellings per hectare							
	Development at 21-29 dwellings per hectare									
	Yes development likely to be at 30+ dwellings per hectare									

	Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development	No contamination or ground issues known								
		Yes but contamination or ground conditions can be mitigated through development									
		No contamination or ground issues known									
	Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land	No previously developed or non-agricultural								
		Yes loss of 3b, 4 and 5 grade agricultural land									
		No previously developed or non-agricultural									
5) To provide a good quality built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable design and construction, incorporating energy and water conservation measures, waste recycling facilities and increased use of sustainable materials.	Will development of the proposed site impact upon existing green infrastructure corridors?	Yes it will result in significant impact/loss of green infrastructure corridor	Yes it will result in significant impact/loss of green infrastructure corridor	↓ The potential residential development of this site will significantly impact on the green infrastructure corridor in this area resulting in a loss. It is compatible with surrounding land uses.	L	LT	P	D	R	LA	
		Possible impact which can be mitigated through re-provision									
		No impact on existing green infrastructure corridor or potential significant enhancement of them.									
	Is the proposed site well connected to existing green infrastructure corridors?	No and limited opportunities to create link	Yes the site is well related and connected to existing green infrastructure corridor								
		Not directly linked but likely to be possible to create one									
		Yes the site is well related and connected to existing green infrastructure corridor									
	Is the proposed preferred use for the site appropriate to the land uses of the surrounding land (north, south, east, and west)?	No, site is surrounded by uses not compliant with the proposed use and nuisance cannot be mitigated.	Yes same use or no nuisance caused								
		No but nuisance can be mitigated									
		Yes same use or no nuisance caused									
	Is the development in an area where amenity	Yes adjacent to an industrial, farming or noise	No development is not near to any								

	is likely to be affected by noise or pollution to new or existing residents?	generating activity that cannot be mitigated Some uses that may affect amenity but likely to be mitigated against No development is not near to any uses likely to affect amenity	uses likely to affect amenity							
6) To ensure the creation of high quality, contextual buildings and places in which to live and work	N/A – It is not possible to apply this objective at the site assessment stage as the detailed design of a development will be provided and determined at the planning application stage. Policies in the Local Plan will require the design of development to be of a high quality and reflective of its context and immediate setting.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7) To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions	Is the proposed site in a location where the new development can likely be resilient to climate change?	No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable Possibly, certain issues exist partly in (floodzone 2/3, partial risk of surface water flooding, largely south facing) but likely to be migrated through development Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change	Yes the site is in a location where the proposed development can be developed to be resilient to climate change	↑ Site can be resilient to climate change.	L	LT	T	D	R	LA
8) To maintain and enhance the quality and	Will the proposed development impact upon the special	Yes the proposed development will impact upon the special qualities	No impact on the setting and special qualities of these	↑↑	L	ST	P	D	I	LA

character of the landscape and protect the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas and other protected areas.	qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas	and setting of these protected landscapes	protected landscapes	The development of this site will not impact upon the setting of any protected landscapes or on the setting or character of Catterick Garrison. It is not located in a settlement gap.						
		A potential impact that could likely be mitigated								
		No impact on the setting and special qualities of these protected landscapes								
	Is the site prominent in any significant views towards a settlement?	Yes the proposed development of this site will have a negative impact on significant views which cannot be mitigated	No the site is not prominent in any significant views towards a settlement							
		Yes, but through careful and sensitive design and layout of the proposed development the impact can be reduced								
		No the site is not prominent in any significant views towards a settlement								
	Will the proposed development impact on the form and character of a settlement?	Yes significant impact that could not be mitigated through careful design	No development of the site would not negatively impact on the form and character of a settlement and could form a natural infill.							
		The proposed development has potential to impact but this could be mitigated through careful design and layout								
		No development of the site would not negatively impact on the form and character of a settlement and could form a natural extension or infill								
	Is the site located in any identified settlement gaps?	Yes the site is within an identified settlement gap and development of this site would significantly affect its purpose	No the proposed site is not located within an identified settlement gap.							
		The proposed development is partly within and could be designed in a way to enhance the purpose of the settlement gap								

		No the proposed site is not located within an identified settlement gap or its development would enhance the purpose of the settlement gap.									
9) To improve health and wellbeing by ensuring all groups of the population have access to adequate leisure facilities, recreational activities and health services.	Does the proposed site have good access to recreational and health facilities?	Doctors	Further than 15 minute walk (1251m+)	Further than 15 minute walk (1251m+)	+/- Site is in a location which will not adversely impact upon health and wellbeing and has mixed accessibility to leisure, health and recreational facilities.	L	LT	P	I	R	LA
			Between 5 and 15 minute walk (416m and 1250m)								
			5 minute walk or less (415m or less)								
		Leisure Centre	Further than 15 minute walk (1251m+)	Further than 15 minute walk (1251m+)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
		Children's Play Area	Further than 10 minute walk (831m+)	5 minute walk or less (415m or less)							
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								
		Informal Recreation/ Natural	Further than 15 minute walk (1251m+)	10 minute walk or less (830m or less)							

		Green Space	Between 10 and 15 minute walk (831m and 1250m)							
			10 minute walk or less (830m or less)							
		Formal Outdoor Recreation (Playing Pitches)	Further than 15 minute walk (1251m+)		10 minute walk or less (830m or less)					
			Between 10 and 15 minute walk (831m and 1250m)							
			10 minute walk or less (830m or less)							
	Is the development in an area where the health and wellbeing of future or existing residents is likely to be affected by noise or air pollution or odours?	Yes near to an air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that cannot be mitigated	No development is not near to any uses likely to affect health and wellbeing of future or existing residents.							
		Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that can be mitigated								
		No development is not near to any uses likely to affect health and wellbeing of future or existing residents.								
10) To conserve and enhance the historic environment, heritage assets and their setting and improve understanding and enjoyment of local cultural heritage.	Would development affect the setting and/or significance of a Designated heritage Asset? (Listed Building, Scheduled Monument, Conservation Area, Historic Parkland etc)	Yes the impact could not be mitigated through careful design of the development	No impact on the setting and/or significance of a designated heritage asset.	↑↑	U	LT	P	U	I	LA
		Yes but there is scope to mitigate the impact through careful design and layout of the development		Development of this site will have no impact on the historic environment or heritage assets						
		No impact on the setting and/or significance of a designated heritage asset.								

		Development will enhance or better reveal elements which contribute to the significance of the heritage asset.								
	Would development affect the character and appearance of a Conservation Area?	Yes the impact could not be mitigated through careful design of the development	No impact on the character and appearance of the Conservation Area.							
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the character and appearance of the Conservation Area. Development will enhance or better reveal elements which contribute to the character and appearance of the conservation area.								
	Would development affect the setting and/or significance of a non-designated heritage asset	Yes the impact could not be mitigated through careful design of the development	No impact on a non-designated heritage asset							
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the asset or development will enhance or better reveal elements which contribute to the significance of the non-designated heritage asset.								
11) To provide a mix of housing types and tenures in order to ensure all have the opportunity to meet their housing needs in accommodation of adequate quality.	Will the development provide an adequate overall mix of housing in terms of type, size and tenure to meet local needs?	All sites allocated for residential development are expected to meet Local Plan Policies on housing mix	All sites allocated for residential development are expected to meet Local Plan Policies on housing mix	↑	L	LT	P	D	R	LA
		N/A – Site is only being considered for employment purposes								
	Will development provide affordable housing of the appropriate amount, type, size and tenure?	All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements	All sites allocated for residential development are expected to meet Local Plan policies	All sites allocated for residential development are expected to meet Local Plan Policies on housing mix and affordable housing and being a smaller scale site likely to be less achievable.						

		Not applicable no affordable housing required or the site is only being considered for employment purposes	affordable housing requirements							
12) To provide a reduction in crime and improve the perception of safety and security.	Not Applicable at site assessment stage. All development will be expected to achieve this at the planning application stage where Local Plan policies in this regard will be applied.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13) To provide a range of good quality employment opportunities available to all.	Will development of the proposed site create direct jobs?	N/A the proposed site is for housing development	N/A – Site being considered for Housing	N/A – Site being considered for Housing	N/A	N/A	N/A	N/A	N/A	N/A
		Possible mixed use site								
	Yes the site is proposed for employment use so direct job creation would be expected.	N/A – Site being considered for Housing	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	Will the proposed development great good quality employment opportunities for all									N/A the proposed site is for housing development
Possibly the site is a mixed use site	N/A – Site being considered for Housing	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Yes the site is proposed for allocation as a high quality employment site										
14) To provide conditions which encourage economic growth, business success, diversification of existing enterprises and investment in both urban and rural locations.	Will development of the proposed site encourage investment, economic growth and business diversification	N/A the proposed site is for housing development	N/A – Site being considered for Housing	N/A – Site being considered for Housing	N/A	N/A	N/A	N/A	N/A	N/A
		Possibly the site is mixed use so may offer some scope for growth, investment and diversification.								
		Yes the site is proposed for employment uses and would encourage growth, diversification and investment in the local economy								

15) To provide education and training opportunities which build the skills and capacity of the population	This objective is not applicable for the site assessment appraisal. Local plan policies will encourage and expect applicants to demonstrate how the development will provide education and training opportunities for the local population	N/A			N/A	N/A	N/A	N/A	N/A	N/A	N/A
16) To maintain and enhance provision of infrastructure including local services and community facilities to ensure needs can be met locally.	Does the site have good connectivity to facilities and services?	Town Centre	Further than 20 minute walk (1661m +)	Further than 20 minute walk (1661m +)	↓ Site generally has poor access to local services and community facilities although is located relatively near to Le Cateau Primary School.	L	LT	R	D	R	LA
			Between 10 and 20 minute walk (831m and 1659m)								
			10 minute walk or less (830m or less)								
		Primary School	Further than 15 minute walk (1251m+)	Between 5 and 15 minute walk (416m and 1250m) approx. 1000m							
		Between 5 and 15 minute walk (416m and 1250m)									
		5 minute walk or less (415m or less)									
		Secondary School	Further than 20 minute walk (1661m+)	Further than 20 minute walk (1661m+)							
		Between 10 and 20 minute walk (831m and 1660m)									
		10 minute walk or less (830m or less)									

		Village Hall	Further than 15 minute walk (1251m+)	Further than 15 minute walk								
			Between 10 and 15 minute walk (831m and 1250m)									
			10 minute walk or less (830m or less)									
		Employment Areas	Further than 20 minute walk (1660m+)									Further than 20 minute walk (1660m+)
			Between 10 and 20 minute walk (831m and 1659m)									
			Less than 10 minute walk (829m or less)									
		Convenience Store	Further than 10 minute walk (831m+)									Further than 10 minute walk (831m+)
			Between 5 and 10 minute walk (416m and 830m)									
			5 minute walk or less (415m or less)									
17) To encourage vibrant communities that participate in decision making	Is the proposed site in close proximity to the existing settlement with connectivity to existing housing?	No the site is over 1200m from the nearest housing with limited scope to provide direct connectivity	The site is less than 400m from the nearest housing area with direct links available	↑↑	U	ST	P	I	R	LA		
		The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity		The site is less than 400m from the nearest military facilities/community and other housing areas with direct links available								

		The site is less than 400m from the nearest housing area with direct links available									
18) To protect and enhance water resources, water quality and water availability	Is the site within a Groundwater Source Protection Zone 1, 2 or 3?	Yes, Zone 1 and employment allocation	No not within a Groundwater Protection Zone	↑↑ Development of this site will not affect water quality or availability	U	LT	P	D	R	SB	
		Yes, Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment.									
		No not within a Groundwater Protection Zone									
	Will development of the proposed site affect any sensitive water receptors?	Yes and impact unable to be mitigated	No the development will not affect any sensitive water receptors								
		Yes impact can be mitigated									
		No the development will not affect any sensitive water receptors									
19) To reduce the risk of flooding from all sources, both now and in the future	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Yes, extremely significant	Site does not fall within a flood zone and has minimal or no risk of surface water flooding	↑ Development of this site will not be at a high risk of fluvial or surface water flooding.	L	LT	P	D	R	LA	
		A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding									
		Site does not fall within a flood zone and has minimal or no risk of surface water flooding									
	Will development of the proposed site increase the risk of flooding?	Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.	No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.								
		Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.									

		No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.								
	Can any increase in risk of flooding be mitigated?	No	Not applicable green above							
		Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.								
		Yes								
		Not applicable green above								

Summary of Sustainability Appraisal:

A small informal recreation area on the south eastern edge of Catterick Garrison which is adjacent to Somme Barracks but distant from many facilities and services (objectives 9 and 16), although does have good accessibility to existing transport network. Performs well against objectives 8, 10, 17 and 18 but its development would have a negative impact on the green infrastructure network (objective 5). Mitigation will be required in relation to objective 1.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
26	Land North and East of Beckwood Estate	Brough St Giles	4.28	Housing						
Context: This is a greenfield site on the north eastern edge of the urban extent of Colburn part of Catterick Garrison. Residential development to the west, south and east. Farmland and Colburn WWTW to the North. Site is grassland.										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones. No harm likely	N	L	LT	P	D	R	SB
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact								
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	No							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	Yes, potentially but harm can be mitigated							
		Yes, potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site fragment habitats?	Yes and harm cannot be mitigated	No opportunity to enhance							
		Yes potentially but harm can be mitigated								
		No or opportunities to enhance								

	Would development of the site impact upon Ancient Woodland, Veteran Trees or Tree subject to a preservation order (TPO)?	Yes and harm cannot be mitigated	No							
		Yes potentially but harm can be mitigated								
		No								
	Is the development within, or does it impact on, a mineral safeguarding area?	Yes and impact cannot be mitigated	Yes most of site but impact can likely be mitigated							
		Yes but impact can likely be mitigated								
		No								
2) The prudent and efficient use of natural resources by minimising waste and re-using and recycling natural resources and materials locally	Not applicable at site level insufficient information available. This will be addressed at the application stage through the Local Plan Sustainable Development Chapter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3) To ensure a sustainable transport network which encourages the use of public transport, cycling and walking which minimises traffic congestion and improves air quality	Does the site link to footpath and cycle routes?	No or poor links with no prospect of improving connectivity or creating new routes/paths	Yes, very little off site works required to connect to the existing network.	↑	L	LT	R	I	R	LA
		No, but potential for new links to both footpaths and cycle paths and PROW								
		Yes, already well connected or very little off site works required to connect to the existing network.								
	Does the site have good	No over 1200m	Yes less than 400m							

	connectivity to public transport (proximity to bus stop)?	Between 401 and 1200m								
		Yes less than 400m								
4) To make the most efficient use of land through optimising opportunities for the re-use of existing buildings and brownfield land.	Does the development re-use previously developed land?	No 0-25% of site is previously developed	No 0-25% of site is previously developed	↑ Site is greenfield. Development of this site is likely to be able to make efficient use of land and unlikely to be any significant contamination or ground condition issues on site.	L	LT	P	D	R	SB
		Yes 26-75% is previously developed								
		Yes 76-100% is previously developed								
	Could the development make efficient use of land	No development at 0-20 dwellings per hectare	Yes development likely to be at 30+ dwellings per hectare							
		Development at 21-29 dwellings per hectare								
		Yes development likely to be at 30+ dwellings per hectare								
	Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development	No contamination or ground issues known							
		Yes but contamination or ground conditions can be mitigated through development								
		No contamination or ground issues known								
	Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land	No previously developed or non-agricultural							
		Yes loss of 3b, 4 and 5 grade agricultural land								
		No previously developed or non-agricultural								
5) To provide a good quality-built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable design and construction, incorporating	Will development of the proposed site impact upon existing green infrastructure corridors?	Yes it will result in significant impact/loss of green infrastructure corridor	No impact on existing green infrastructure corridor although site does appear to provide informal recreation.	↓ The potential residential development can be connected to and will not impact upon the existing green infrastructure corridor. The proposed	L	LT	P	D	R	LA
		Possible impact which can be mitigated through re-provision								
		No impact on existing green infrastructure corridor or potential significant enhancement of them.								

			<p>minute walk (1251m+)</p> <p>Between 10 and 15 minute walk (831m and 1250m)</p> <p>10 minute walk or less (830m or less)</p>	10 minute walk or less (830m or less)	recreational facilities.							
		Children's Play Area	<p>Further than 10 minute walk (831m+)</p> <p>Between 5 and 10 minute walk (416m and 830m)</p> <p>5 minute walk or less (415m or less)</p>	5 minute walk or less (415m or less)								
		Informal Recreation/ Natural Green Space	<p>Further than 15 minute walk (1251m+)</p> <p>Between 10 and 15 minute walk (831m and 1250m)</p> <p>10 minute walk or less (830m or less)</p>	10 minute walk or less (830m or less)								
		Formal Outdoor Recreation (Playing Pitches)	<p>Further than 15 minute walk (1251m+)</p> <p>Between 10 and 15 minute walk (831m and 1250m)</p> <p>10 minute walk or less (830m or less)</p>	10 minute walk or less (830m or less)								

	Is the development in an area where the health and wellbeing of future or existing residents is likely to be affected by noise or air pollution or odours?	<p>Yes near to an air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that cannot be mitigated</p> <p>Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that can be mitigated</p> <p>No development is not near to any uses likely to affect health and wellbeing of future or existing residents.</p>	<p>Yes near to an air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that cannot be mitigated</p>							
10) To conserve and enhance the historic environment, heritage assets and their setting and improve understanding and enjoyment of local cultural heritage.	<p>Would development affect the setting and/or significance of a Designated heritage Asset? (Listed Building, Scheduled Monument, Conservation Area, Historic Parkland etc)</p> <p>Would development affect the character and appearance of a Conservation Area?</p>	<p>Yes the impact could not be mitigated through careful design of the development</p> <p>Yes but there is scope to mitigate the impact through careful design and layout of the development</p> <p>No impact on the setting and/or significance of a designated heritage asset. Development will enhance or better reveal elements which contribute to the significance of the heritage asset.</p>	<p>No impact on the setting and/or significance of a designated heritage asset.</p> <p>No impact on the character and appearance of the Conservation Area.</p>	<p>↑↑</p> <p>Development of this site will have no impact on the historic environment or heritage assets</p>	U	LT	P	D	I	LA

	Would development affect the setting and/or significance of a non-designated heritage asset	<p>Yes the impact could not be mitigated through careful design of the development</p> <p>Yes but there is scope to mitigate the impact through careful design and layout of the development</p> <p>No impact on the asset or development will enhance or better reveal elements which contribute to the significance of the non-designated heritage asset.</p>	No impact on non-designated heritage asset.							
11) To provide a mix of housing types and tenures in order to ensure all have the opportunity to meet their housing needs in accommodation of adequate quality.	<p>Will the development provide an adequate overall mix of housing in terms of type, size and tenure to meet local needs?</p> <p>Will development provide affordable housing of the appropriate amount, type, size and tenure?</p>	<p>All sites allocated for residential development are expected to meet Local Plan Policies on housing mix</p> <p>N/A – Site is only being considered for employment purposes</p> <p>All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements</p> <p>Not applicable no affordable housing required or the site is only being considered for employment purposes</p>	<p>All sites allocated for residential development are expected to meet Local Plan Policies on housing mix</p> <p>All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements</p>	<p>↑↑</p> <p>All sites allocated for residential development will be expected to provide an appropriate housing mix and amount and tenure of affordable housing and being a greenfield site should be possible.</p>	L	LT	P	D	R	LA
12) To provide a reduction in crime and improve the perception of safety and security.	Not Applicable at site assessment stage. All development will be expected to achieve this at the planning application stage where Local Plan policies in this regard will be applied.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13) To provide a range of good quality	Will development of the proposed	<p>N/A the proposed site is for housing development</p> <p>Possible mixed use site</p>	N/A the proposed site is	N/A the proposed site is for housing development	N/A	N/A	N/A	N/A	N/A	N/A

employment opportunities available to all.	site create direct jobs?	Yes the site is proposed for employment use so direct job creation would be expected.		for housing development							
	Will the proposed development great good quality employment opportunities for all	N/A the proposed site is for housing development	Possibly the site is a mixed use site	Yes the site is proposed for allocation as a high quality employment site	N/A the proposed site is for housing development						
14) To provide conditions which encourage economic growth, business success, diversification of existing enterprises and investment in both urban and rural locations.	Will development of the proposed site encourage investment, economic growth and business diversification	N/A the proposed site is for housing development		N/A the proposed site is for housing development	N/A the proposed site is for housing development	N/A	N/A	N/A	N/A	N/A	N/A
		Possibly the site is mixed use so may offer some scope for growth, investment and diversification.									
		Yes the site is proposed for employment uses and would encourage growth, diversification and investment in the local economy									
15) To provide education and training opportunities which build the skills and capacity of the population	This objective is not applicable for the site assessment appraisal. Local plan policies will encourage and expect applicants to demonstrate how the development will provide education and training opportunities for the local population	N/A		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16) To maintain and enhance provision of infrastructure including local services and	Does the site have good connectivity to facilities and services?	Town Centre	Further than 20 minute walk (1661m +)	Further than 20 minute walk (1661m +)	+/-	L	LT	P	D	R	LA
			Between 10 and 20		Site generally has mixed access to local services and community						

community facilities to ensure needs can be met locally.		minute walk (831m and 1659m)		facilities being further than a 20-minute walk from the Town Centre and Secondary School and between 5 and 15 minute walk from Primary School. Site is in close proximity to an employment area and Convenience Stores.						
		10-minute walk or less (830m or less)								
	Primary School	Further than 15-minute walk (1251m+)	Between 5 and 15 minute walk (416m and 1250m)							
		Between 5 and 15 minute walk (416m and 1250m)								
		5-minute walk or less (415m or less)								
	Secondary School	Further than 20 minute walk (1661m+)	Further than 20 minute walk (1661m+)							
		Between 10 and 20 minute walk (831m and 1660m)								
		10 minute walk or less (830m or less)								
	Village Hall	Further than 15 minute walk (1251m+)	10 minute walk or less (830m or less)							
		Between 10 and 15 minute walk (831m and 1250m)								
		10 minute walk or less (830m or less)								
	Employment Areas	Further than 20 minute walk (1660m+)	Less than 10 minute walk (829m or less)							

			Between 10 and 20 minute walk (831m and 1659m)								
			Less than 10 minute walk (829m or less)								
		Convenience Store	Further than 10 minute walk (831m+)	5 minute walk or less (415m or less)							
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								
17) To encourage vibrant communities that participate in decision making	Is the proposed site in close proximity to the existing settlement with connectivity to existing housing?	No the site is over 1200m from the nearest housing with limited scope to provide direct connectivity	The site is less than 400m from the nearest housing area with direct links available	↑↑ Site is in close proximity to existing housing with direct links available	L	LT	P	D	R	LA	
		The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity									
		The site is less than 400m from the nearest housing area with direct links available									
18) To protect and enhance water resources, water quality and water availability	Is the site within a Groundwater Source Protection Zone 1, 2 or 3?	Yes, Zone 1 and employment allocation	No not within a Groundwater Protection Zone	↑↑ Development of this site will not affect water quality or availability	U	LT	P	D	R	LA	
		Yes, Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment.									
		No not within a Groundwater Protection Zone									
	Will development of the proposed site affect any	Yes, impact unable to be mitigated	No, the development will not affect any								
		Yes, impact can be mitigated									

Summary of Sustainability Appraisal:

A greenfield site on north eastern edge of the urban extent of Catterick Garrison (Colburn). Sites has mixed levels of accessibility to facilities and services. Performs well against objectives 8, 10, 11, 17 and 18. Site performs negatively in relation to objectives 5 and 9 due to proximity to Colburn WWTW.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
69	Land South of Oak Tree Avenue	Scotton	287	Housing						
Context: This a greenfield site, currently grazing land. Housing to the North with agricultural land to the south west and east. Site adjoins Hunton Road to east and Oak Tree Avenue to North.										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones. No harm likely	+/-	L	LT	P	D	I	LA
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact								
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	No							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated							
		Yes potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site fragment habitats?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated through design and retention of tree belts and hedgerows							
		Yes potentially but harm can be mitigated								
		No or opportunities to enhance								

	Would development of the site impact upon Ancient Woodland, Veteran Trees or Tree subject to a preservation order (TPO)?	Yes and harm cannot be mitigated	Yes potentially some veteran trees but harm can be mitigated through retention							
		Yes potentially but harm can be mitigated								
		No								
	Is the development within, or does it impact on, a mineral safeguarding area?	Yes and impact cannot be mitigated	No							
		Yes but impact can likely be mitigated								
		No								
2) The prudent and efficient use of natural resources by minimising waste and re-using and recycling natural resources and materials locally	Not applicable at site level insufficient information available. This will be addressed at the application stage through the Local Plan Sustainable Development Chapter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3) To ensure a sustainable transport network which encourages the use of public transport, cycling and walking which minimises traffic congestion and improves air quality	Does the site link to footpath and cycle routes?	No or poor links with no prospect of improving connectivity or creating new routes/paths	No, but potential for new links to footpath	↓ This site is not currently connected to the existing footpath network but fairly minimal works to connect. Bus stop distant (1000m).	L	LT	R	I	R	LA
		No, but potential for new links to both footpaths and cycle paths and PROW								
		Yes, already well connected or very little off site works required to connect to the existing network.								
	Does the site have good connectivity to public transport	No over 1200m	Between 401 and 1200m							
		Between 401 and 1200m								

	(proximity to bus stop)?	Yes less than 400m								
4) To make the most efficient use of land through optimising opportunities for the re-use of existing buildings and brownfield land.	Does the development re-use previously developed land?	No 0-25% of site is previously developed	No 0-25% of site is previously developed	+/- Site is greenfield, agricultural land. Development of this site is likely to be able to make relatively efficient use of land and unlikely to be any significant contamination or ground condition issues on site.	L	LT	P	I	I	SB
		Yes 26-75% is previously developed								
		Yes 76-100% is previously developed								
	Could the development make efficient use of land	No development at 0-20 dwellings per hectare	Development at 21-29 dwellings per hectare							
		Development at 21-29 dwellings per hectare								
		Yes development likely to be at 30+ dwellings per hectare								
	Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development	No contamination or ground issues known greenfield farmland							
		Yes but contamination or ground conditions can be mitigated through development								
		No contamination or ground issues known								
	Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land	Yes loss of agricultural land							
		Yes loss of 3b, 4 and 5 grade agricultural land								
		No previously developed or non-agricultural								
5) To provide a good quality built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable design and construction, incorporating energy and water conservation	Will development of the proposed site impact upon existing green infrastructure corridors?	Yes it will result in significant impact/loss of green infrastructure corridor	No impact on existing green infrastructure corridor or potential significant enhancement of them.	+/- The potential residential development of this site will not impact the green infrastructure corridor, but there are limited opportunities to connect to it. It is compatible with surrounding land uses.	L	LT	P	D	R	LA
		Possible impact which can be mitigated through re-provision								
		No impact on existing green infrastructure corridor or potential significant enhancement of them.								
	Is the proposed site well connected to existing green	No and limited opportunities to create link	No and limited opportunities to create link							
		Not directly linked but likely to be possible to create one								

<p>7) To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions</p>	<p>Is the proposed site in a location where the new development can likely be resilient to climate change?</p>	<p>No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable</p> <p>Possibly, certain issues exist partly in (floodzone 2/3, partial risk of surface water flooding, largely south facing) but likely to be migrated through development</p> <p>Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change</p>	<p>Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change</p>	<p>↑</p> <p>The site is in a location where the proposed development is not at high risk of flooding and can be developed to be resilient to climate change</p>	<p>L</p>	<p>LT</p>	<p>T</p>	<p>D</p>	<p>R</p>	<p>LA</p>
<p>8) To maintain and enhance the quality and character of the landscape and protect the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas and other protected areas.</p>	<p>Will the proposed development impact upon the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas</p>	<p>Yes the proposed development will impact upon the special qualities and setting of these protected landscapes</p> <p>A potential impact that could likely be mitigated</p> <p>No impact on the setting and special qualities of these protected landscapes</p>	<p>No impact on the setting and special qualities of these protected landscapes</p>	<p>↓↓</p> <p>The development of this site will not impact upon the setting of any protected landscapes however significantly impact on important views and the setting and character of Catterick Garrison. It is not located in a settlement gap.</p>	<p>L</p>	<p>ST</p>	<p>P</p>	<p>D</p>	<p>I</p>	<p>LA</p>
	<p>Is the site prominent in any significant views towards a settlement?</p>	<p>Yes the proposed development of this site will have a negative impact on significant views which cannot be mitigated</p> <p>Yes, but through careful and sensitive design and layout of the proposed development the impact can be reduced</p> <p>No the site is not prominent in any significant views towards a settlement</p>	<p>Yes the proposed development of this site is highly visible and affords long-distance views of the wider landscape and will have a negative impact on significant views which</p>							

			cannot be mitigated								
	Will the proposed development impact on the form and character of a settlement?	Yes significant impact that could not be mitigated through careful design	Yes site in isolation is distant from core of settlement and would have significant impact encroaching in to countryside that could not be mitigated through careful design or enhancement of existing significant screening.								
The proposed development has potential to impact but this could be mitigated through careful design and layout											
No development of the site would not negatively impact on the form and character of a settlement and could form a natural extension or infill											
	Is the site located in any identified settlement gaps?	Yes the site is within an identified settlement gap and development of this site would significantly affect its purpose	No the proposed site is not located within an identified settlement gap.								
The proposed development is partly within and could be designed in a way to enhance the purpose of the settlement gap											
No the proposed site is not located within an identified settlement gap or its development would enhance the purpose of the settlement gap.											
9) To improve health and wellbeing by ensuring all groups of the population have access to adequate leisure facilities, recreational activities and health services.	Does the proposed site have good access to recreational and health facilities?	Doctors	Further than 15 minute walk (1251m+)	Further than 15 minute walk (1251m+)	+/-	L	LT	P	I	R	LA
Between 5 and 15 minute walk (416m and 1250m)											
5 minute walk or less (415m or less)											
Leisure Centre		Further than 15 minute walk (1251m+)	Further than 15 minute walk (1251m+)								

	pollution or odours?	residents that can be mitigated								
		No development is not near to any uses likely to affect health and wellbeing of future or existing residents.								
10) To conserve and enhance the historic environment, heritage assets and their setting and improve understanding and enjoyment of local cultural heritage.	Would development affect the setting and/or significance of a Designated heritage Asset? (Listed Building, Scheduled Monument, Conservation Area, Historic Parkland etc)	Yes the impact could not be mitigated through careful design of the development	No impact on the setting and/or significance of a designated heritage asset.	↑↑ Development of this site will have no impact on the historic environment or heritage assets	U	LT	P	U	I	LA
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the setting and/or significance of a designated heritage asset. Development will enhance or better reveal elements which contribute to the significance of the heritage asset.								
	Would development affect the character and appearance of a Conservation Area?	Yes the impact could not be mitigated through careful design of the development	No impact on the character and appearance of the Conservation Area.							
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the character and appearance of the Conservation Area. Development will enhance or better reveal elements which contribute to the character and appearance of the conservation area.								
	Would development affect the setting and/or significance of a non-designated heritage asset	Yes the impact could not be mitigated through careful design of the development	No impact on a non-designated heritage asset							
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the asset or development will enhance or better reveal elements which contribute to the significance of the non-designated heritage asset.								

					L	LT	P	D	R	DW
11) To provide a mix of housing types and tenures in order to ensure all have the opportunity to meet their housing needs in accommodation of adequate quality.	Will the development provide an adequate overall mix of housing in terms of type, size and tenure to meet local needs?	All sites allocated for residential development are expected to meet Local Plan Policies on housing mix	All sites allocated for residential development are expected to meet Local Plan Policies on housing mix	↑↑ All sites allocated for residential development will be expected to provide an appropriate housing mix and amount and tenure of affordable housing are likely to be more achievable on greenfield site						
		N/A – Site is only being considered for employment purposes								
	Will development provide affordable housing of the appropriate amount, type, size and tenure?	All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements	All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements							
		Not applicable no affordable housing required or the site is only being considered for employment purposes								
12) To provide a reduction in crime and improve the perception of safety and security.	Not Applicable at site assessment stage. All development will be expected to achieve this at the planning application stage where Local Plan policies in this regard will be applied.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13) To provide a range of good quality employment opportunities available to all.	Will development of the proposed site create direct jobs?	N/A the proposed site is for housing development	N/A the proposed site is for housing development	N/A the proposed site is for housing development						
		Possible mixed use site								
	Yes the site is proposed for employment use so direct job creation would be expected.									
	Will the proposed development great good quality employment opportunities for all	N/A the proposed site is for housing development	N/A the proposed site is for housing development							
Possibly the site is a mixed use site										
Yes the site is proposed for allocation as a high quality employment site										
14) To provide conditions which encourage	Will development of the proposed	N/A the proposed site is for housing development	N/A the proposed site is	N/A the proposed site is for housing development	N/A	N/A	N/A	N/A	N/A	N/A

economic growth, business success, diversification of existing enterprises and investment in both urban and rural locations.	site encourage investment, economic growth and business diversification	Possibly the site is mixed use so may offer some scope for growth, investment and diversification.	for housing development								
15) To provide education and training opportunities which build the skills and capacity of the population	This objective is not applicable for the site assessment appraisal. Local plan policies will encourage and expect applicants to demonstrate how the development will provide education and training opportunities for the local population	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
16) To maintain and enhance provision of infrastructure including local services and community facilities to ensure needs can be met locally.	Does the site have good connectivity to facilities and services?	Town Centre	Further than 20 minute walk (1661m +)	Further than 20 minute walk (1661m +)	<p style="text-align: center;">⇓</p> <p>Site has poor access to local services and community facilities with all being further than recommended distance people prepared to walk except village hall.</p>	L	LT	R	D	R	LA
Between 10 and 20 minute walk (831m and 1659m)		10 minute walk or less (830m or less)									
Primary School	Further than 15 minute walk (1251m+)	Further than 15 minute walk (1251m+)	Between 5 and 15 minute walk (416m and 1250m)								
5 minute walk or less (415m or less)											

		<p>Secondary School</p> <p>Further than 20 minute walk (1661m+)</p> <p>Between 10 and 20 minute walk (831m and 1660m)</p> <p>10 minute walk or less (830m or less)</p>	<p>Further than 20 minute walk (1661m+)</p>							
		<p>Village Hall</p> <p>Further than 15 minute walk (1251m+)</p> <p>Between 10 and 15 minute walk (831m and 1250m)</p> <p>10 minute walk or less (830m or less)</p>	<p>10 minute walk or less (830m or less)</p>							
		<p>Employment Areas</p> <p>Further than 20 minute walk (1660m+)</p> <p>Between 10 and 20 minute walk (831m and 1659m)</p> <p>Less than 10 minute walk (829m or less)</p>	<p>Further than 20 minute walk (1660m+)</p>							
		<p>Convenience Store</p> <p>Further than 10 minute walk (831m+)</p> <p>Between 5 and 10 minute walk (416m and 830m)</p> <p>5 minute walk or less (415m or less)</p>	<p>Further than 10 minute walk (831m+)</p>							
17) To encourage vibrant communities that	Is the proposed site in close proximity to the existing	No the site is over 1200m from the nearest housing with limited scope to provide direct connectivity	The site is less than 400m from the nearest housing area	↑↑ The site is less than 400m from	U	ST	P	I	R	LA

participate in decision making	settlement with connectivity to existing housing?	The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity The site is less than 400m from the nearest housing area with direct links available	with direct links available	the nearest housing area with direct links available.						
18) To protect and enhance water resources, water quality and water availability	Is the site within a Groundwater Source Protection Zone 1, 2 or 3?	Yes, Zone 1 and employment allocation	No not within a Groundwater Protection Zone	↑↑ Development of this site will not affect water quality or availability	U	LT	P	D	R	SB
		Yes, Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment.								
	Will development of the proposed site affect any sensitive water receptors?	Yes and impact unable to be mitigated Yes impact can be mitigated No the development will not affect any sensitive water receptors	No the development will not affect any sensitive water receptors							
19) To reduce the risk of flooding from all sources, both now and in the future	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Yes, extremely significant	Site does not fall within a flood zone and has minimal or no risk of surface water flooding	↑↑ Site does not fall within a flood zone and has minimal or no risk of surface water flooding.	L	LT	P	D	R	LA
		A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding Site does not fall within a flood zone and has minimal or no risk of surface water flooding								
	Will development of the proposed site increase the risk of flooding?	Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding. Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.	No, site is within flood zone 1 and there is no history of surface water flooding on the site.							

		No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.								
	Can any increase in risk of flooding be mitigated?	No	Yes							
		Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.								
		Yes								
		Not applicable green above								

Summary of Sustainability Appraisal:

A greenfield site on the southern edge of Scotton which is in isolation and is distant from many recreation, facilities and services and minor connectivity works required. Site would negatively impact upon the layout and character which cannot be mitigated. Performs well against objectives 10, 11, 17, 18 and 19. Mitigation will be required in relation to objectives 1 and 3.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
82	Hipswell Mill	Hipswell	4.95	Housing						
Context: This is a greenfield site on the northern eastern edge of Hipswell village. Residential development to the east and agricultural farmland to the south, west and north. Recreation area to the east.										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones.	N	L	LT	P	D	R	LA
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact	No harm likely							
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	No							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	Yes, potentially but harm can be mitigated							
		Yes, potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site fragment habitats?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated							
		Yes potentially but harm can be mitigated								
		No or opportunities to enhance								
Would development of	Yes and harm cannot be mitigated									

	the site impact upon Ancient Woodland, Veteran Trees or Tree subject to a preservation order (TPO)?	Yes potentially but harm can be mitigated	Yes potentially but harm can be mitigated							
	Is the development within, or does it impact on, a mineral safeguarding area?	No								
		Yes and impact cannot be mitigated	No							
		Yes but impact can likely be mitigated								
		No								
2) The prudent and efficient use of natural resources by minimising waste and re-using and recycling natural resources and materials locally	Not applicable at site level insufficient information available. This will be addressed at the application stage through the Local Plan Sustainable Development Chapter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3) To ensure a sustainable transport network which encourages the use of public transport, cycling and walking which minimises traffic congestion and improves air quality	Does the site link to footpath and cycle routes?	No or poor links with no prospect of improving connectivity or creating new routes/paths	No or poor links with no prospect of improving connectivity or creating new routes/paths	↓	L	LT	R	I	R	LA
		No, but potential for new links to both footpaths and cycle paths and PROW		Access would need to be taken over third party land in order to access the adopted footpath and cycle network. Bus Stop nearby.						
		Yes, already well connected or very little off site works required to connect to the existing network.								
	Does the site have good connectivity to public transport	No over 1200m	Yes less than 400m							
		Between 401 and 1200m								

	(proximity to bus stop)?	Yes less than 400m								
4) To make the most efficient use of land through optimising opportunities for the re-use of existing buildings and brownfield land.	Does the development re-use previously developed land?	No 0-25% of site is previously developed	No 0-25% of site is previously developed	↓ Site is greenfield, grade 3b agricultural land. Development of this site is unlikely to be able to make efficient use of land given setting of listed building and settlement gap. No ground condition issues known on site.	L	LT	P	D	R	SB
		Yes 26-75% is previously developed								
		Yes 76-100% is previously developed								
	Could the development make efficient use of land	No development at 0-20 dwellings per hectare	Development at 21-29 dwellings per hectare							
		Development at 21-29 dwellings per hectare								
		Yes development likely to be at 30+ dwellings per hectare								
	Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development	No contamination or ground issues known							
		Yes but contamination or ground conditions can be mitigated through development								
		No contamination or ground issues known								
	Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land	Yes loss of 3b, 4 and 5 grade agricultural land							
		Yes loss of 3b, 4 and 5 grade agricultural land								
		No previously developed or non-agricultural								
5) To provide a good quality-built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable design and construction, incorporating energy and water conservation	Will development of the proposed site impact upon existing green infrastructure corridors?	Yes it will result in significant impact/loss of green infrastructure corridor	Possible impact which can be mitigated through re-provision	N The potential residential development could impact upon the existing green infrastructure corridor which could be mitigated. Compatible with surrounding land uses.	L	LT	P	D	R	LA
		Possible impact which can be mitigated through re-provision								
		No impact on existing green infrastructure corridor or potential significant enhancement of them.								
	Is the proposed site well	No and limited opportunities to create link	Yes the site is well related and							

<p>7) To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions</p>	<p>Is the proposed site in a location where the new development can likely be resilient to climate change?</p>	<p>No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable</p>	<p>Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change</p>	<p>↑ The site is not in an area of high flood risk and can be made resilient to climate change.</p>	<p>L</p>	<p>LT</p>	<p>P</p>	<p>D</p>	<p>I</p>	<p>LA</p>
<p>8) To maintain and enhance the quality and character of the landscape and protect the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas and other protected areas.</p>	<p>Will the proposed development impact upon the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas</p>	<p>Yes the proposed development will impact upon the special qualities and setting of these protected landscapes</p>	<p>No impact on the setting and special qualities of these protected landscapes</p>	<p>↓↓ The development of this site will not impact upon the setting of any protected landscapes but would have a negative impact on the form and character and separation of Colburn (New) and Hipswell and the proposed Settlement Gap and development of this site would erode its purpose to maintain the separation and distinctive character of the individual villages.</p>	<p>L</p>	<p>LT</p>	<p>P</p>	<p>D</p>	<p>I</p>	<p>LA</p>
	<p>Is the site prominent in any significant views towards a settlement?</p>	<p>Yes the proposed development of this site will have a negative impact on significant views which cannot be mitigated</p>	<p>No the site is not prominent in any significant views towards a settlement</p>							
		<p>Yes, but through careful and sensitive design and layout of the proposed development the impact can be reduced</p>								
		<p>No the site is not prominent in any</p>								

			Between 10 and 15 minute walk (831m and 1250m)									
			10 minute walk or less (830m or less)									
		Children's Play Area	Further than 10 minute walk (831m+)	5 minute walk or less (415m or less)								
			Between 5 and 10 minute walk (416m and 830m)									
			5 minute walk or less (415m or less)									
		Informal Recreation/ Natural Green Space	Further than 15 minute walk (1251m+)	10 minute walk or less (830m or less)								
			Between 10 and 15 minute walk (831m and 1250m)									
			10 minute walk or less (830m or less)									
		Formal Outdoor Recreation (Playing Pitches)	Further than 15 minute walk (1251m+)	10 minute walk or less (830m or less)								
			Between 10 and 15 minute walk (831m and 1250m)									
			10 minute walk or less (830m or less)									

	Would development affect the setting and/or significance of a non-designated heritage asset	<p>Yes the impact could not be mitigated through careful design of the development</p> <p>Yes but there is scope to mitigate the impact through careful design and layout of the development</p> <p>No impact on the asset or development will enhance or better reveal elements which contribute to the significance of the non-designated heritage asset.</p>	No impact on non-designated heritage asset.							
11) To provide a mix of housing types and tenures in order to ensure all have the opportunity to meet their housing needs in accommodation of adequate quality.	<p>Will the development provide an adequate overall mix of housing in terms of type, size and tenure to meet local needs?</p> <p>Will development provide affordable housing of the appropriate amount, type, size and tenure?</p>	<p>All sites allocated for residential development are expected to meet Local Plan Policies on housing mix</p> <p>N/A – Site is only being considered for employment purposes</p> <p>All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements</p> <p>Not applicable no affordable housing required or the site is only being considered for employment purposes</p>	<p>All sites allocated for residential development are expected to meet Local Plan Policies on housing mix</p> <p>All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements</p>	<p>↑↑</p> <p>All sites allocated for residential development will be expected to provide an appropriate housing mix and amount and tenure of affordable housing and as greenfield site should be possible.</p>	L	LT	P	D	R	LA
12) To provide a reduction in crime and improve the perception of safety and security.	Not Applicable at site assessment stage. All development will be expected to achieve this at the planning application stage where Local Plan policies in this regard will be applied.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13) To provide a range of good quality	Will development of the proposed	<p>N/A the proposed site is for housing development</p> <p>Possible mixed use site</p>	N/A the proposed site is for housing development	N/A the proposed site is for housing development	N/A	N/A	N/A	N/A	N/A	N/A

employment opportunities available to all.	site create direct jobs?	Yes the site is proposed for employment use so direct job creation would be expected.									
	Will the proposed development great good quality employment opportunities for all	N/A the proposed site is for housing development	Possibly the site is a mixed use site	N/A the proposed site is for housing development							
		Yes the site is proposed for allocation as a high quality employment site									
14) To provide conditions which encourage economic growth, business success, diversification of existing enterprises and investment in both urban and rural locations.	Will development of the proposed site encourage investment, economic growth and business diversification	N/A the proposed site is for housing development	Possibly the site is mixed use so may offer some scope for growth, investment and diversification.	N/A the proposed site is for housing development	N/A the proposed site is for housing development	N/A	N/A	N/A	N/A	N/A	N/A
		Yes the site is proposed for employment uses and would encourage growth, diversification and investment in the local economy									
15) To provide education and training opportunities which build the skills and capacity of the population	This objective is not applicable for the site assessment appraisal. Local plan policies will encourage and expect applicants to demonstrate how the development will provide education and training opportunities for the local population	N/A		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16) To maintain and enhance provision of infrastructure	Does the site have good connectivity to	Town Centre	Further than 20 minute walk (1661m +)	Between 10 and 20 minute walk (831m and 1659m)	↑ Site generally has good/moderate	L	LT	P	D	R	SB

including local services and community facilities to ensure needs can be met locally.	facilities and services?		Between 10 and 20 minute walk (831m and 1659m)		access to local services and community facilities.							
			10 minute walk or less (830m or less)									
		Primary School	Further than 15 minute walk (1251m+)	5 minute walk or less (415m or less)								
			Between 5 and 15 minute walk (416m and 1250m)									
			5 minute walk or less (415m or less)									
		Secondary School	Further than 20 minute walk (1661m+)	10 minute walk or less (830m or less)								
			Between 10 and 20 minute walk (831m and 1660m)									
			10 minute walk or less (830m or less)									
		Village Hall	Further than 15 minute walk (1251m+)	10 minute walk or less (830m or less)								
			Between 10 and 15 minute walk (831m and 1250m)									
			10 minute walk or less (830m or less)									
		Employment Areas	Further than 20	Between 10 and 20 minute walk								

			minute walk (1660m+) Between 10 and 20 minute walk (831m and 1659m) Less than 10 minute walk (829m or less)	(831m and 1659m)							
		Convenience Store	Further than 10 minute walk (831m+) Between 5 and 10 minute walk (416m and 830m) 5 minute walk or less (415m or less)	Between 5 and 10 minute walk (416m and 830m)							
17) To encourage vibrant communities that participate in decision making	Is the proposed site in close proximity to the existing settlement with connectivity to existing housing?	No the site is over 1200m from the nearest housing with limited scope to provide direct connectivity The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity The site is less than 400m from the nearest housing area with direct links available	The site is less than 400m from the nearest housing area with direct links possible.	↑↑ Site is in close proximity to existing housing with direct links possible	L	LT	P	D	R	LA	
18) To protect and enhance water resources, water quality and water availability	Is the site within a Groundwater Source Protection Zone 1, 2 or 3?	Yes, Zone 1 and employment allocation Yes, Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment. No not within a Groundwater Protection Zone	No not within a Groundwater Protection Zone	↑↑ Development of this site will not affect water quality or availability	U	LT	P	D	R	LA	
	Will development of the proposed	Yes, impact unable to be mitigated	No, the development will								

	site affect any sensitive water receptors?	Yes, impact can be mitigated No, the development will not affect any sensitive water receptors	not affect any sensitive water receptors							
19) To reduce the risk of flooding from all sources, both now and in the future	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Yes, extremely significant	Site does not fall within a flood zone and has minimal or no risk of surface water flooding.	↑ Site does not fall within a flood zone and has minimal or no risk of surface water flooding.	L	LT	P	D	R	SB
		A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding Site does not fall within a flood zone and has minimal or no risk of surface water flooding								
	Will development of the proposed site increase the risk of flooding?	Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.	No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.							
		Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation. No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.								
	Can any increase in risk of flooding be mitigated?	No Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.	Not applicable green above							
		Yes								
Not applicable green above										

Summary of Sustainability Appraisal:

A greenfield site situated on the north eastern edge of Hipswell and within the proposed settlement gap between Colburn, Colburn Village and Hipswell. Sites has good levels of accessibility to facilities and services. Performs well against objectives 11, 17 and 18. Mitigation required against objectives 1 and 10. Site performs negatively against objective 8 particularly.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
106	Land West of Colburn Lane	Colburn	6.53	Housing						
Context: This is a greenfield farmland on the northern edge of Catterick Garrison. Residential development and Recreation area to the south. Colburn Lane to the east and farmland to the north and east.										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones.	+/- The development of this site is likely to impact upon elements of biodiversity and geo-diversity and retention and enhancement of existing tree and hedgerow boundaries along with creation of green corridor along beck may improve habitat.	L	LT	P	D	R	LA
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact	No harm likely							
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	No							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	Yes, potentially but harm can be mitigated							
		Yes, potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site fragment habitats?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated							
		Yes potentially but harm can be mitigated								
		No or opportunities to enhance								
Would development of	Yes and harm cannot be mitigated									

	the site impact upon Ancient Woodland, Veteran Trees or Tree subject to a preservation order (TPO)?	Yes potentially but harm can be mitigated	Yes potentially but harm can be mitigated							
	Is the development within, or does it impact on, a mineral safeguarding area?	No	No							
		Yes and impact cannot be mitigated	No							
		Yes but impact can likely be mitigated								
		No								
2) The prudent and efficient use of natural resources by minimising waste and re-using and recycling natural resources and materials locally	Not applicable at site level insufficient information available. This will be addressed at the application stage through the Local Plan Sustainable Development Chapter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3) To ensure a sustainable transport network which encourages the use of public transport, cycling and walking which minimises traffic congestion and improves air quality	Does the site link to footpath and cycle routes?	No or poor links with no prospect of improving connectivity or creating new routes/paths	No, but potential for new links to both footpaths and cycle paths and PROW	↓ This site is distant from the existing foot and cycle path network and connection would need to be created. A bus stop is a reasonable walking distance to the site.	L	LT	R	I	R	LA
		No, but potential for new links to both footpaths and cycle paths and PROW								
		Yes, already well connected or very little off site works required to connect to the existing network.								
	Does the site have good connectivity to public transport	No over 1200m	Between 401 and 1200m							
		Between 401 and 1200m								

	(proximity to bus stop)?	Yes less than 400m								
4) To make the most efficient use of land through optimising opportunities for the re-use of existing buildings and brownfield land.	Does the development re-use previously developed land?	No 0-25% of site is previously developed	No 0-25% of site is previously developed	+/- Site is greenfield, grade 3b agricultural land. Development of this site is likely to be able to make efficient use of land and no ground condition issues known on site.	L	LT	P	D	R	SB
		Yes 26-75% is previously developed								
		Yes 76-100% is previously developed								
	Could the development make efficient use of land	No development at 0-20 dwellings per hectare	Yes development likely to be at 30+ dwellings per hectare							
		Development at 21-29 dwellings per hectare								
		Yes development likely to be at 30+ dwellings per hectare								
	Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development	No contamination or ground issues known							
		Yes but contamination or ground conditions can be mitigated through development								
		No contamination or ground issues known								
	Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land	Yes loss of 3b, 4 and 5 grade agricultural land							
		Yes loss of 3b, 4 and 5 grade agricultural land								
		No previously developed or non-agricultural								
5) To provide a good quality-built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable design and construction, incorporating energy and water conservation	Will development of the proposed site impact upon existing green infrastructure corridors?	Yes it will result in significant impact/loss of green infrastructure corridor	Possible impact which can be mitigated through re-provision/creation.	+/- The potential residential development could impact upon the existing green infrastructure and would be difficult to create a link to. Compatible with surrounding land uses.	L	LT	P	D	R	LA
		Possible impact which can be mitigated through re-provision								
		No impact on existing green infrastructure corridor or potential significant enhancement of them.								
	Is the proposed site well	No and limited opportunities to create link								

<p>7) To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions</p>	<p>Is the proposed site in a location where the new development can likely be resilient to climate change?</p>	<p>No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable</p>	<p>Possibly, certain issues exist partly in (floodzone 2/3, partial risk of surface water flooding, largely south facing) but likely to be avoided and/or mitigated through development</p>	<p>N The western edge of the site is at high risk of flooding although likely development could be avoided in this area to make site resilient to climate change.</p>	<p>L</p>	<p>LT</p>	<p>P</p>	<p>D</p>	<p>I</p>	<p>LA</p>
<p>8) To maintain and enhance the quality and character of the landscape and protect the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas and other protected areas.</p>	<p>Will the proposed development impact upon the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas</p>	<p>Yes the proposed development will impact upon the special qualities and setting of these protected landscapes</p>	<p>No impact on the setting and special qualities of these protected landscapes</p>	<p>↓↓ The development of this site will not impact upon the setting of any protected landscapes but would have a negative impact on the form and character and separation of Colburn (New), Colburn Village and Hipswell. This area is identified as a Settlement Gap and development of this site would significantly erode it purpose to maintain the separation and distinctive</p>	<p>L</p>	<p>LT</p>	<p>P</p>	<p>D</p>	<p>I</p>	<p>LA</p>
	<p>Is the site prominent in any significant views towards a settlement?</p>	<p>Yes the proposed development of this site will have a negative impact on significant views which cannot be mitigated</p>	<p>Yes, but through careful and sensitive design and layout of the proposed development the impact can be reduced</p>							
		<p>Yes, but through careful and sensitive design and layout of the proposed development the impact can be reduced</p>								
		<p>No the site is not prominent in any</p>								

		significant views towards a settlement		character of the individual villages.							
	Will the proposed development impact on the form and character of a settlement?	Yes significant impact that could not be mitigated through careful design	Yes significant impact that could not be mitigated through careful design								
		The proposed development has potential to impact but this could be mitigated through careful design and layout									
	Is the site located in any identified settlement gaps?	No development of the site would not negatively impact on the form and character of a settlement and could form a natural extension or infill									
		Yes the site is within an identified settlement gap and development of this site would significantly affect its purpose									
		The proposed development is partly within and could be designed in a way to enhance the purpose of the settlement gap	Yes the site is within an identified settlement gap and development of it would significantly affect its purpose								
		No the proposed site is not located within an identified settlement gap or its development would enhance the purpose of the settlement gap.									
9) To improve health and wellbeing by ensuring all groups of the population have access to adequate leisure facilities, recreational activities and health services.	Does the proposed site have good access to recreational and health facilities?	Doctors	Further than 15 minute walk (1251m+)	Further than 15 minute walk (1251m+)	+/-	L	LT	R	D	R	LA
			Between 5 and 15 minute walk (416m and 1250m)								
			5 minute walk or less (415m or less)								
		Leisure Centre	Further than 15 minute walk (1251m+)	Further than 15 minute walk (1251m+)							
					Site is in a location where there are no uses that will adversely impact upon health and wellbeing and has mixed accessibility to leisure and recreational facilities.						

	Is the development in an area where the health and wellbeing of future or existing residents is likely to be affected by noise or air pollution or odours?	<p>Yes near to an air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that cannot be mitigated</p> <p>Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that can be mitigated</p> <p>No development is not near to any uses likely to affect health and wellbeing of future or existing residents.</p>	No development is not near to any uses likely to affect health and wellbeing of future or existing residents.							
10) To conserve and enhance the historic environment, heritage assets and their setting and improve understanding and enjoyment of local cultural heritage.	Would development affect the setting and/or significance of a Designated heritage Asset? (Listed Building, Scheduled Monument, Conservation Area, Historic Parkland etc)	<p>Yes the impact could not be mitigated through careful design of the development</p> <p>Yes but there is scope to mitigate the impact through careful design and layout of the development</p> <p>No impact on the setting and/or significance of a designated heritage asset. Development will enhance or better reveal elements which contribute to the significance of the heritage asset.</p>	No impact on the setting and/or significance of a designated heritage asset.	↑↑ Development of this site will have no impact on the historic environment or heritage assets	U	LT	P	D	I	LA
	Would development affect the character and appearance of a Conservation Area?	<p>Yes the impact could not be mitigated through careful design of the development</p> <p>Yes but there is scope to mitigate the impact through careful design and layout of the development</p> <p>No impact on the character and appearance of the Conservation Area. Development will enhance or better reveal elements which contribute to the character and appearance of the conservation area.</p>	No impact on the character and appearance of the Conservation Area.							

	Would development affect the setting and/or significance of a non-designated heritage asset	<p>Yes the impact could not be mitigated through careful design of the development</p> <p>Yes but there is scope to mitigate the impact through careful design and layout of the development</p> <p>No impact on the asset or development will enhance or better reveal elements which contribute to the significance of the non-designated heritage asset.</p>	No impact on non-designated heritage asset.							
11) To provide a mix of housing types and tenures in order to ensure all have the opportunity to meet their housing needs in accommodation of adequate quality.	<p>Will the development provide an adequate overall mix of housing in terms of type, size and tenure to meet local needs?</p> <p>Will development provide affordable housing of the appropriate amount, type, size and tenure?</p>	<p>All sites allocated for residential development are expected to meet Local Plan Policies on housing mix</p> <p>N/A – Site is only being considered for employment purposes</p> <p>All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements</p> <p>Not applicable no affordable housing required or the site is only being considered for employment purposes</p>	<p>All sites allocated for residential development are expected to meet Local Plan Policies on housing mix</p> <p>All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements</p>	<p>↑↑</p> <p>All sites allocated for residential development will be expected to provide an appropriate housing mix and amount and tenure of affordable housing and as a large greenfield site likely to be viable</p>	L	LT	P	D	R	LA
12) To provide a reduction in crime and improve the perception of safety and security.	Not Applicable at site assessment stage. All development will be expected to achieve this at the planning application stage where Local Plan policies in this regard will be applied.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13) To provide a range of good quality	Will development of the proposed	<p>N/A the proposed site is for housing development</p> <p>Possible mixed use site</p>	N/A the proposed site is for housing development	N/A the proposed site is for housing development	N/A	N/A	N/A	N/A	N/A	N/A

employment opportunities available to all.	site create direct jobs?	Yes the site is proposed for employment use so direct job creation would be expected.									
	Will the proposed development great good quality employment opportunities for all	N/A the proposed site is for housing development Possibly the site is a mixed use site Yes the site is proposed for allocation as a high quality employment site	N/A the proposed site is for housing development								
14) To provide conditions which encourage economic growth, business success, diversification of existing enterprises and investment in both urban and rural locations.	Will development of the proposed site encourage investment, economic growth and business diversification	N/A the proposed site is for housing development Possibly the site is mixed use so may offer some scope for growth, investment and diversification. Yes the site is proposed for employment uses and would encourage growth, diversification and investment in the local economy	N/A the proposed site is for housing development	N/A the proposed site is for housing development	N/A	N/A	N/A	N/A	N/A	N/A	N/A
15) To provide education and training opportunities which build the skills and capacity of the population	This objective is not applicable for the site assessment appraisal. Local plan policies will encourage and expect applicants to demonstrate how the development will provide education and training opportunities for the local population	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16) To maintain and enhance provision of infrastructure	Does the site have good connectivity to	Town Centre Further than 20 minute walk (1661m +)	Between 10 and 20 minute walk (831m and 1659m)	+/- Site generally has good/moderate	L	LT	P	D	R	SB	

including local services and community facilities to ensure needs can be met locally.	facilities and services?		Between 10 and 20 minute walk (831m and 1659m)	access to local services and community facilities.								
			10 minute walk or less (830m or less)									
		Primary School	Further than 15 minute walk (1251m+)		Between 5 and 15 minute walk (416m and 1250m)							
			Between 5 and 15 minute walk (416m and 1250m)									
			5 minute walk or less (415m or less)									
		Secondary School	Further than 20 minute walk (1661m+)		Between 10 and 20 minute walk (831m and 1660m)							
			Between 10 and 20 minute walk (831m and 1660m)									
			10 minute walk or less (830m or less)									
		Village Hall	Further than 15 minute walk (1251m+)		Between 10 and 15 minute walk (831m and 1250m)							
			Between 10 and 15 minute walk (831m and 1250m)									
			10 minute walk or less (830m or less)									
		Employment Areas	Further than 20		Between 10 and 20 minute walk							

			minute walk (1660m+)	(831m and 1659m)							
			Between 10 and 20 minute walk (831m and 1659m)								
			Less than 10 minute walk (829m or less)								
		Convenience Store	Further than 10 minute walk (831m+)	Between 5 and 10 minute walk (416m and 830m)							
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								
17) To encourage vibrant communities that participate in decision making	Is the proposed site in close proximity to the existing settlement with connectivity to existing housing?	No the site is over 1200m from the nearest housing with limited scope to provide direct connectivity	The site is less than 400m from the nearest housing area with direct links possible.	↑↑ Site is in close proximity to existing housing with direct links possible	L	LT	P	D	R	LA	
		The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity									
		The site is less than 400m from the nearest housing area with direct links available									
18) To protect and enhance water resources, water quality and water availability	Is the site within a Groundwater Source Protection Zone 1, 2 or 3?	Yes, Zone 1 and employment allocation	No not within a Groundwater Protection Zone	↑↑ Development of this site will not affect water quality or availability	U	LT	P	D	R	LA	
		Yes, Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment.									
		No not within a Groundwater Protection Zone									
	Will development of the proposed	Yes, impact unable to be mitigated	No, the development will								

	site affect any sensitive water receptors?	Yes, impact can be mitigated No, the development will not affect any sensitive water receptors	not affect any sensitive water receptors							
19) To reduce the risk of flooding from all sources, both now and in the future	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Yes, extremely significant A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding Site does not fall within a flood zone and has minimal or no risk of surface water flooding	Western boundary of the site at risk from surface water flooding and parts of the site in floodzone 2 and 3	N Western part of site within floodzone 2/3 and 1 in 30yr surface water flood risk can likely be left undeveloped as part of green infrastructure provision and avoiding development in area of high flood risk.	L	LT	P	D	R	SB
	Will development of the proposed site increase the risk of flooding?	Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding. Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation. No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.	Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.							
	Can any increase in risk of flooding be mitigated?	No Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required. Yes Not applicable green above	Potential to avoid and/or mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.							

Summary of Sustainability Appraisal:

A greenfield site on northern edge of Catterick Garrison situated in the open countryside and proposed settlement gap between Colburn, Colburn Village and Hipswell. Sites has mixed levels of accessibility to facilities and services. It will also negatively impact upon the distinctive character and form of the area. Performs well against objectives 10, 11, 17 and 18. Performs negatively against objectives 3 and 8. Mitigation and or avoidance measures will be required in relation to objectives 5 and 19.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
158	Former Recreation Ground	Colburn	3.72	Housing						
Context: This is a greenfield site on the northern side of the A6136 between Colburn and Catterick Garrison. Residential development to the west and south. A6136 also to the South and farmland to the west and north including Colburn Grange Farm.										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones. No harm likely	+/- The development of this site is unlikely to significantly impact upon elements of biodiversity and geo-diversity and retention and enhancement of existing tree and hedgerow boundaries may improve habitat.	L	LT	P	D	R	LA
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact								
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	No							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	Yes, potentially but harm can be mitigated							
		Yes, potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site fragment habitats?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated							
		Yes potentially but harm can be mitigated								
		No or opportunities to enhance								
Would development of	Yes and harm cannot be mitigated									

	the site impact upon Ancient Woodland, Veteran Trees or Tree subject to a preservation order (TPO)?	Yes potentially but harm can be mitigated	Yes potentially but harm can be mitigated							
	Is the development within, or does it impact on, a mineral safeguarding area?	No								
		Yes and impact cannot be mitigated	No							
		Yes but impact can likely be mitigated								
		No								
2) The prudent and efficient use of natural resources by minimising waste and re-using and recycling natural resources and materials locally	Not applicable at site level insufficient information available. This will be addressed at the application stage through the Local Plan Sustainable Development Chapter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3) To ensure a sustainable transport network which encourages the use of public transport, cycling and walking which minimises traffic congestion and improves air quality	Does the site link to footpath and cycle routes?	No or poor links with no prospect of improving connectivity or creating new routes/paths	Yes, already well connected with very little off site works required to connect to the existing network.	↑↑	L	LT	R	I	R	LA
		No, but potential for new links to both footpaths and cycle paths and PROW								
		Yes, already well connected or very little off site works required to connect to the existing network.								
	Does the site have good connectivity to public transport	No over 1200m	Yes less than 400m							
		Between 401 and 1200m								

	(proximity to bus stop)?	Yes less than 400m									
4) To make the most efficient use of land through optimising opportunities for the re-use of existing buildings and brownfield land.	Does the development re-use previously developed land?	No 0-25% of site is previously developed	No 0-25% of site is previously developed	+/- Site is greenfield, grade 3b agricultural land. Development of this site is likely to be able to make efficient use of land and contamination issues likely to be mitigated through development.	L	LT	P	D	R	SB	
		Yes 26-75% is previously developed									
		Yes 76-100% is previously developed									
	Could the development make efficient use of land	No development at 0-20 dwellings per hectare	Yes development likely to be at 30+ dwellings per hectare								
		Development at 21-29 dwellings per hectare									
		Yes development likely to be at 30+ dwellings per hectare									
	Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development	Yes reports of clinker associated with past railway but contamination or ground conditions can likely be mitigated through development.								
		Yes but contamination or ground conditions can be mitigated through development									
		No contamination or ground issues known									
	Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land	Yes loss of 3b, 4 and 5 grade agricultural land								
		Yes loss of 3b, 4 and 5 grade agricultural land									
		No previously developed or non-agricultural									
5) To provide a good quality-built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable design and construction, incorporating energy and water conservation	Will development of the proposed site impact upon existing green infrastructure corridors?	Yes it will result in significant impact/loss of green infrastructure corridor	No impact on existing green infrastructure corridor or potential significant enhancement of them.	+/- The potential residential development can be connected to the existing green infrastructure corridor and would require mitigation to be compatible with surrounding land uses.	L	LT	P	D	R	LA	
		Possible impact which can be mitigated through re-provision									
		No impact on existing green infrastructure corridor or potential significant enhancement of them.									
	Is the proposed site well	No and limited opportunities to create link	Yes the site is well related and								

<p>7) To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions</p>	<p>Is the proposed site in a location where the new development can likely be resilient to climate change?</p>	<p>No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable</p>	<p>Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change</p>	<p>↑ Yes the proposed site is in a location not a risk of flooding and where the proposed development can be developed to be resilient to climate change</p>	<p>L</p>	<p>LT</p>	<p>P</p>	<p>D</p>	<p>I</p>	<p>LA</p>
<p>8) To maintain and enhance the quality and character of the landscape and protect the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas and other protected areas.</p>	<p>Will the proposed development impact upon the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas</p>	<p>Yes the proposed development will impact upon the special qualities and setting of these protected landscapes</p>	<p>No impact on the setting and special qualities of these protected landscapes</p>	<p>+/- The development of this site will not impact upon the setting of any protected landscapes but would impact on the form and character and separation of Colburn (New), Colburn Village and Hipswell and require careful mitigation. This site is partly identified as a Settlement Gap and development of this site would ensure it contributes to its purpose to maintain the</p>	<p>L</p>	<p>LT</p>	<p>P</p>	<p>D</p>	<p>I</p>	<p>LA</p>
<p>Is the site prominent in any significant views towards a settlement?</p>	<p>Yes the proposed development of this site will have a negative impact on significant views which cannot be mitigated</p>	<p>No the site is not prominent in any significant views towards a settlement</p>	<p>Yes, but through careful and sensitive design and layout of the proposed development the impact can be reduced</p>	<p>No the site is not prominent in any</p>						

		significant views towards a settlement		separation and distinctive character of the individual villages.							
	Will the proposed development impact on the form and character of a settlement?	Yes significant impact that could not be mitigated through careful design	The proposed development has potential to impact but this could be mitigated through careful design and layout								
		The proposed development has potential to impact but this could be mitigated through careful design and layout	The proposed development has potential to impact but this could be mitigated through careful design and layout								
		No development of the site would not negatively impact on the form and character of a settlement and could form a natural extension or infill									
	Is the site located in any identified settlement gaps?	Yes the site is within an identified settlement gap and development of this site would significantly affect its purpose	The proposed development is partly within and could be designed in a way to enhance the purpose of the settlement gap								
		The proposed development is partly within and could be designed in a way to enhance the purpose of the settlement gap									
		No the proposed site is not located within an identified settlement gap or its development would enhance the purpose of the settlement gap.									
9) To improve health and wellbeing by ensuring all groups of the population have access to adequate leisure facilities, recreational activities and health services.	Does the proposed site have good access to recreational and health facilities?	Doctors	Further than 15 minute walk (1251m+)	Between 5 and 15 minute walk (416m and 1250m)	+/-	L	LT	R	D	R	LA
			Between 5 and 15 minute walk (416m and 1250m)								
			5 minute walk or less (415m or less)								
		Leisure Centre	Further than 15 minute walk (1251m+)	Further than 15 minute walk (1251m+)							

			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
		Children's Play Area	Further than 10 minute walk (831m+)	5 minute walk or less (415m or less)							
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								
		Informal Recreation/ Natural Green Space	Further than 15 minute walk (1251m+)	10 minute walk or less (830m or less)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
		Formal Outdoor Recreation (Playing Pitches)	Further than 15 minute walk (1251m+)	Further than 15 minute walk (1251m+)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								

	Is the development in an area where the health and wellbeing of future or existing residents is likely to be affected by noise or air pollution or odours?	<p>Yes near to an air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that cannot be mitigated</p> <p>Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that can be mitigated</p> <p>No development is not near to any uses likely to affect health and wellbeing of future or existing residents.</p>	Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that can likely be mitigated							
10) To conserve and enhance the historic environment, heritage assets and their setting and improve understanding and enjoyment of local cultural heritage.	<p>Would development affect the setting and/or significance of a Designated heritage Asset? (Listed Building, Scheduled Monument, Conservation Area, Historic Parkland etc)</p> <p>Would development affect the character and appearance of a Conservation Area?</p>	<p>Yes the impact could not be mitigated through careful design of the development</p> <p>Yes but there is scope to mitigate the impact through careful design and layout of the development</p> <p>No impact on the setting and/or significance of a designated heritage asset. Development will enhance or better reveal elements which contribute to the significance of the heritage asset.</p> <p>Yes the impact could not be mitigated through careful design of the development</p> <p>Yes but there is scope to mitigate the impact through careful design and layout of the development</p> <p>No impact on the character and appearance of the Conservation Area. Development will enhance or better reveal elements which contribute to the character and appearance of the conservation area.</p>	<p>No impact on the setting and/or significance of a designated heritage asset.</p> <p>No impact on the character and appearance of the Conservation Area.</p>	<p>↑↑</p> <p>Development of this site will have no impact on the historic environment or heritage assets</p>	U	LT	P	D	I	LA

	Would development affect the setting and/or significance of a non-designated heritage asset	<p>Yes the impact could not be mitigated through careful design of the development</p> <p>Yes but there is scope to mitigate the impact through careful design and layout of the development</p> <p>No impact on the asset or development will enhance or better reveal elements which contribute to the significance of the non-designated heritage asset.</p>	No impact on non-designated heritage asset.							
11) To provide a mix of housing types and tenures in order to ensure all have the opportunity to meet their housing needs in accommodation of adequate quality.	<p>Will the development provide an adequate overall mix of housing in terms of type, size and tenure to meet local needs?</p> <p>Will development provide affordable housing of the appropriate amount, type, size and tenure?</p>	<p>All sites allocated for residential development are expected to meet Local Plan Policies on housing mix</p> <p>N/A – Site is only being considered for employment purposes</p> <p>All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements</p> <p>Not applicable no affordable housing required or the site is only being considered for employment purposes</p>	<p>All sites allocated for residential development are expected to meet Local Plan Policies on housing mix</p> <p>All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements</p>	<p>↑↑</p> <p>All sites allocated for residential development will be expected to provide an appropriate housing mix and amount and tenure of affordable housing and as a greenfield site likely to be viable</p>	L	LT	P	D	R	LA
12) To provide a reduction in crime and improve the perception of safety and security.	Not Applicable at site assessment stage. All development will be expected to achieve this at the planning application stage where Local Plan policies in this regard will be applied.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13) To provide a range of good quality	Will development of the proposed	<p>N/A the proposed site is for housing development</p> <p>Possible mixed use site</p>	N/A the proposed site is	N/A the proposed site is for housing development	N/A	N/A	N/A	N/A	N/A	N/A

employment opportunities available to all.	site create direct jobs?	Yes the site is proposed for employment use so direct job creation would be expected.		for housing development							
	Will the proposed development great good quality employment opportunities for all	N/A the proposed site is for housing development	Possibly the site is a mixed use site	Yes the site is proposed for allocation as a high quality employment site	N/A the proposed site is for housing development						
14) To provide conditions which encourage economic growth, business success, diversification of existing enterprises and investment in both urban and rural locations.	Will development of the proposed site encourage investment, economic growth and business diversification	N/A the proposed site is for housing development		N/A the proposed site is for housing development	N/A the proposed site is for housing development	N/A	N/A	N/A	N/A	N/A	N/A
		Possibly the site is mixed use so may offer some scope for growth, investment and diversification.									
		Yes the site is proposed for employment uses and would encourage growth, diversification and investment in the local economy									
15) To provide education and training opportunities which build the skills and capacity of the population	This objective is not applicable for the site assessment appraisal. Local plan policies will encourage and expect applicants to demonstrate how the development will provide education and training opportunities for the local population	N/A		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16) To maintain and enhance provision of infrastructure including local services and	Does the site have good connectivity to facilities and services?	Town Centre	Further than 20 minute walk (1661m +)	Between 10 and 20 minute walk (831m and 1659m)	+/-	L	LT	P	D	R	SB
			Between 10 and 20		Site generally has acceptable access to local services and community						

community facilities to ensure needs can be met locally.			minute walk (831m and 1659m)	facilities being in the mid-range for all facilities.							
			10 minute walk or less (830m or less)								
	Primary School	Further than 15 minute walk (1251m+)	Between 5 and 15 minute walk (416m and 1250m)								
			Between 5 and 15 minute walk (416m and 1250m)								
			5 minute walk or less (415m or less)								
	Secondary School	Further than 20 minute walk (1661m+)	Between 10 and 20 minute walk (831m and 1660m)								
			Between 10 and 20 minute walk (831m and 1660m)								
			10 minute walk or less (830m or less)								
	Village Hall	Further than 15 minute walk (1251m+)	Between 10 and 15 minute walk (831m and 1250m)								
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
	Employment Areas	Further than 20 minute walk (1660m+)	Less than 10 minute walk (829m or less)								

	sensitive water receptors?	No, the development will not affect any sensitive water receptors	sensitive water receptors							
19) To reduce the risk of flooding from all sources, both now and in the future	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Yes, extremely significant	Site does not fall within a flood zone and has minimal or no risk of surface water flooding	↑	L	LT	P	D	R	SB
		A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding								
	Site does not fall within a flood zone and has minimal or no risk of surface water flooding									
	Will development of the proposed site increase the risk of flooding?	Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.	No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.							
		Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.								
	Can any increase in risk of flooding be mitigated?	No	Not applicable green above							
Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.										
Yes										
		Not applicable green above								

Summary of Sustainability Appraisal:

A greenfield site situated partly in the proposed settlement gap between Colburn, Colburn Village and Hipswell. Sites has generally acceptable levels of accessibility to facilities and services although would require mitigation given proximity to farm. It will also require careful mitigation to avoid negatively impacting upon the distinctive character and form of the area and maintaining separation of the settlements. Performs well against objectives 3,10, 11, 17 and 18.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
204	Land South of Sour Beck (Site 1)	Scotton	29.25	Housing						
Context: This a greenfield site. Sour Beck, Residential development and Industrial Estate to the north. Greenfield to the South, West and East (Sites 298, 299, 384). Site currently used as farmland.										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones. No harm likely	+/-	L	LT	P	D	I	LA
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact								
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	No							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated							
		Yes potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site fragment habitats?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated through design and retention of tree belts and hedgerows							
		Yes potentially but harm can be mitigated								
		No or opportunities to enhance								

	(proximity to bus stop)?	Yes less than 400m								
4) To make the most efficient use of land through optimising opportunities for the re-use of existing buildings and brownfield land.	Does the development re-use previously developed land?	No 0-25% of site is previously developed	No 0-25% of site is previously developed	+/- Site is greenfield, grade 3b agricultural land. Development of this site is likely to be able to make efficient use of land and unlikely to be any significant contamination or ground condition issues on site.	L	LT	P	I	I	SB
		Yes 26-75% is previously developed								
		Yes 76-100% is previously developed								
	Could the development make efficient use of land	No development at 0-20 dwellings per hectare	Yes, development likely to be at 30+ dwellings per hectare							
		Development at 21-29 dwellings per hectare								
		Yes development likely to be at 30+ dwellings per hectare								
	Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development	No contamination or ground issues known greenfield farmland							
		Yes but contamination or ground conditions can be mitigated through development								
		No contamination or ground issues known								
	Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land	Yes loss of 3b grade agricultural land							
		Yes loss of 3b, 4 and 5 grade agricultural land								
		No previously developed or non-agricultural								
5) To provide a good quality built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable design and construction, incorporating energy and water conservation	Will development of the proposed site impact upon existing green infrastructure corridors?	Yes it will result in significant impact/loss of green infrastructure corridor	This development offers significant opportunity for potential enhancement of the green infrastructure corridor.	↑ The potential residential development of this site could significantly enhance the green infrastructure corridor, is well related to it and is compatible with surrounding land uses.	L	LT	P	D	R	LA
		Possible impact which can be mitigated through re-provision								
		No impact on existing green infrastructure corridor or potential significant enhancement of them.								
	Is the proposed site well connected to existing green	No and limited opportunities to create link	Not directly linked but likely to be possible to create one							
		Not directly linked but likely to be possible to create one								

<p>7) To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions</p>	<p>Is the proposed site in a location where the new development can likely be resilient to climate change?</p>	<p>No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable</p>	<p>Possibly, certain issues exist parts of site fringes within floodzone 2/3. Partial risk of surface water flooding, site largely south facing but impact could be mitigated through development.</p>	<p>+/- Site can be resilient to climate change with development avoided in the areas in floodzone 2/3, mitigation of surface water flood risk and development can be oriented to make maximum use of solar gain</p>	<p>L</p>	<p>LT</p>	<p>T</p>	<p>D</p>	<p>R</p>	<p>LA</p>
<p>8) To maintain and enhance the quality and character of the landscape and protect the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas and other protected areas.</p>	<p>Will the proposed development impact upon the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas</p>	<p>Yes the proposed development will impact upon the special qualities and setting of these protected landscapes</p>	<p>No impact on the setting and special qualities of these protected landscapes</p>	<p>↑ The development of this site will not impact upon the setting of any protected landscapes and through mitigation will not impact on the setting or character of Catterick Garrison forming a natural extension. It is not located in a settlement gap.</p>	<p>L</p>	<p>ST</p>	<p>P</p>	<p>D</p>	<p>I</p>	<p>LA</p>
	<p>Is the site prominent in any significant views towards a settlement?</p>	<p>Yes the proposed development of this site will have a negative impact on significant views which cannot be mitigated</p>	<p>Yes visible from the south but through careful and sensitive design, layout and landscaping of the proposed development the impact can be reduced</p>							
		<p>Yes, but through careful and sensitive design and layout of the proposed development the impact can be reduced</p>								
		<p>No the site is not prominent in any significant views towards a settlement</p>								

	Will the proposed development impact on the form and character of a settlement?	<p>Yes significant impact that could not be mitigated through careful design</p> <p>The proposed development has potential to impact but this could be mitigated through careful design and layout</p> <p>No development of the site would not negatively impact on the form and character of a settlement and could form a natural extension or infill</p>		No development of the site would not negatively impact on the form and character of Catterick Garrison and development could form a natural extension							
	Is the site located in any identified settlement gaps?	<p>Yes the site is within an identified settlement gap and development of this site would significantly affect its purpose</p> <p>The proposed development is partly within and could be designed in a way to enhance the purpose of the settlement gap</p> <p>No the proposed site is not located within an identified settlement gap or its development would enhance the purpose of the settlement gap.</p>		No the proposed site is not located within an identified settlement gap.							
9) To improve health and wellbeing by ensuring all groups of the population have access to adequate leisure facilities, recreational activities and health services.	Does the proposed site have good access to recreational and health facilities?	Doctors	<p>Further than 15 minute walk (1251m+)</p> <p>Between 5 and 15 minute walk (416m and 1250m)</p> <p>5 minute walk or less (415m or less)</p>	Between 5 and 15 minute walk (approx. 1000m) (Colburn Medical Centre)	↑	L	LT	P	I	R	LA
		Leisure Centre	<p>Further than 15 minute walk (1251m+)</p> <p>Between 10 and 15 minute walk (831m and 1250m)</p>	Between 10 and 15 minute walk (831m and 1250m)							

		No development is not near to any uses likely to affect health and wellbeing of future or existing residents.								
10) To conserve and enhance the historic environment, heritage assets and their setting and improve understanding and enjoyment of local cultural heritage.	Would development affect the setting and/or significance of a Designated heritage Asset? (Listed Building, Scheduled Monument, Conservation Area, Historic Parkland etc)	Yes the impact could not be mitigated through careful design of the development	No impact on the setting and/or significance of a designated heritage asset.	↑↑ Development of this site will have no impact on the historic environment or heritage assets	U	LT	P	U	I	LA
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the setting and/or significance of a designated heritage asset. Development will enhance or better reveal elements which contribute to the significance of the heritage asset.								
	Would development affect the character and appearance of a Conservation Area?	Yes the impact could not be mitigated through careful design of the development	No impact on the character and appearance of the Conservation Area.							
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the character and appearance of the Conservation Area. Development will enhance or better reveal elements which contribute to the character and appearance of the conservation area.								
	Would development affect the setting and/or significance of a non-designated heritage asset	Yes the impact could not be mitigated through careful design of the development	No impact on a non-designated heritage asset							
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the asset or development will enhance or better reveal elements which contribute to the significance of the non-designated heritage asset.								
11) To provide a mix of housing types and tenures in order to ensure	Will the development provide an adequate overall	All sites allocated for residential development are expected to meet Local Plan Policies on housing mix	All sites allocated for residential development are	↑↑ All sites allocated for residential	L	LT	P	D	R	DW

all have the opportunity to meet their housing needs in accommodation of adequate quality.	mix of housing in terms of type, size and tenure to meet local needs?	N/A – Site is only being considered for employment purposes	expected to meet Local Plan Policies on housing mix	development will be expected to provide an appropriate housing mix and amount and tenure of affordable housing are likely to be more achievable on larger strategic site							
	Will development provide affordable housing of the appropriate amount, type, size and tenure?	All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements	All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements								
12) To provide a reduction in crime and improve the perception of safety and security.	Not Applicable at site assessment stage. All development will be expected to achieve this at the planning application stage where Local Plan policies in this regard will be applied.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13) To provide a range of good quality employment opportunities available to all.	Will development of the proposed site create direct jobs? Will the proposed development great good quality employment opportunities for all	N/A the proposed site is for housing development	Possible direct job creation in local centre / primary school	↑ Possible direct and good quality job creation in local centre / primary school	L	LT	P	D	R	LA	
		Possible mixed use site									
		Yes the site is proposed for employment use so direct job creation would be expected.									
		N/A the proposed site is for housing development	Possible good quality job creation in local centre / primary school	↑	L	LT	P	D	R	LA	
		Possibly the site is a mixed use site									
		Yes the site is proposed for allocation as a high quality employment site									
14) To provide conditions which encourage economic growth, business success, diversification of existing	Will development of the proposed site encourage investment, economic growth	N/A the proposed site is for housing development	Possibly the site includes a local centre so may offer some scope for growth,	↑ Possible economic growth, business success and diversification	L	LT	P	D	R	LA	
		Possibly the site is mixed use so may offer some scope for growth, investment and diversification.									

enterprises and investment in both urban and rural locations.	and business diversification	Yes the site is proposed for employment uses and would encourage growth, diversification and investment in the local economy		investment and diversification.	within the Local Centre						
15) To provide education and training opportunities which build the skills and capacity of the population	This objective is not applicable for the site assessment appraisal. Local plan policies will encourage and expect applicants to demonstrate how the development will provide education and training opportunities for the local population	N/A		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16) To maintain and enhance provision of infrastructure including local services and community facilities to ensure needs can be met locally.	Does the site have good connectivity to facilities and services?	Town Centre	Further than 20 minute walk (1661m +)	Further than 20 minute walk (1661m +)	N	L	LT	R	D	R	LA
			Between 10 and 20 minute walk (831m and 1659m)								
			10 minute walk or less (830m or less)								
		Primary School	Further than 15 minute walk (1251m+)	Between 5 and 15 minute walk (Colburn Primary School)							
			Between 5 and 15 minute walk (416m and 1250m)								
			5 minute walk or less (415m or less)								
Secondary School	Further than 20 minute walk (1661m+)	Further than 20 minute walk (1661m+)									

			Between 10 and 20 minute walk (831m and 1660m)								
			10 minute walk or less (830m or less)								
		Village Hall	Further than 15 minute walk (1251m+)	Further than 15 minute walk (approx. 1300m) (Colburn Village Hall)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
		Employment Areas	Further than 20 minute walk (1660m+)	Less than 10 minute walk (Colburn Business Park)							
			Between 10 and 20 minute walk (831m and 1659m)								
			Less than 10 minute walk (829m or less)								
		Convenience Store	Further than 10 minute walk (831m+)	Between 5 and 10 minute walk							
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								
17) To encourage vibrant communities that participate in decision making	Is the proposed site in close proximity to the existing settlement with connectivity to existing housing?	No the site is over 1200m from the nearest housing with limited scope to provide direct connectivity	The site is less than 400m from the nearest housing area with direct links available	↑↑	U	ST	P	I	R	LA	
		The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity		Site is in close proximity to existing housing with direct links available							

		The site is less than 400m from the nearest housing area with direct links available								
18) To protect and enhance water resources, water quality and water availability	Is the site within a Groundwater Source Protection Zone 1, 2 or 3?	Yes, Zone 1 and employment allocation	No not within a Groundwater Protection Zone	↑↑ Development of this site will not affect water quality or availability	U	LT	P	D	R	SB
		Yes, Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment.								
		No not within a Groundwater Protection Zone								
	Will development of the proposed site affect any sensitive water receptors?	Yes and impact unable to be mitigated	No the development will not affect any sensitive water receptors							
		Yes impact can be mitigated								
		No the development will not affect any sensitive water receptors								
19) To reduce the risk of flooding from all sources, both now and in the future	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Yes, extremely significant	Small part of site is within floodzone 2 and 3 on northern part of site. Areas of surface water flood risk located on site.	↓ Development of this site is likely to be able to avoid areas of high flood risk and mitigate against any risk of flooding presented on site.	L	LT	P	D	R	SB
		A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding								
		Site does not fall within a flood zone and has minimal or no risk of surface water flooding								
	Will development of the proposed site increase the risk of flooding?	Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.	Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.							
		Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.								
		No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.								

	Can any increase in risk of flooding be mitigated?	No	Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.							
		Yes	Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.							
		Not applicable green above								

Summary of Sustainability Appraisal:

A large greenfield site on the south eastern edge of Catterick Garrison which would form a natural extension and is fairly well related to recreation, facilities and services although substantial connectivity works required and vehicular access dependant on other sites. Performs well against objectives 10, 11, 17 and 18. Mitigation will be required in relation to objective 1, 3 and 19 and development avoided in areas at high risk of flooding.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
284	Land east of Walkerville Ind Estate	Brough St Giles	4.61	Employment						
Context: This is a greenfield site currently used for grazing. Gas holder, bridleway and private dwelling to the north. Industrial estate to the west. Woodland and parkland to the south and east.										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones. No harm likely	+/-	L	LT	T	D	R	LA
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact								
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	No							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated							
		Yes potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site fragment habitats?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated							
		Yes potentially but harm can be mitigated								
		No or opportunities to enhance								
Would development of	Yes and harm cannot be mitigated									

	the site impact upon Ancient Woodland, Veteran Trees or Tree subject to a preservation order (TPO)?	Yes potentially but harm can be mitigated	Yes potentially but harm can be mitigated							
	Is the development within, or does it impact on, a mineral safeguarding area?	No	Yes but impact can likely be mitigated							
		Yes and impact cannot be mitigated	Yes but impact can likely be mitigated							
		Yes but impact can likely be mitigated								
		No								
2) The prudent and efficient use of natural resources by minimising waste and re-using and recycling natural resources and materials locally	Not applicable at site level insufficient information available. This will be addressed at the application stage through the Local Plan Sustainable Development Chapter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3) To ensure a sustainable transport network which encourages the use of public transport, cycling and walking which minimises traffic congestion and improves air quality	Does the site link to footpath and cycle routes?	No or poor links with no prospect of improving connectivity or creating new routes/paths	Yes, the site is already well connected with bridleway to the north linking to the wider network meaning very little further off site works will be required to connect to the existing network.	↑↑	L	LT	R	D	R	LA
		No, but potential for new links to both footpaths and cycle paths and PROW		The site is already well connected with footpaths to the north and east edges of the site. There are also bus stops within close proximity to the site.						
		Yes, already well connected or very little off site works required to connect to the existing network.								
	Does the site have good connectivity to public transport	No over 1200m	Yes there is bus stops within 400m of the site.							
		Between 401 and 1200m								

	(proximity to bus stop)?	Yes less than 400m								
4) To make the most efficient use of land through optimising opportunities for the re-use of existing buildings and brownfield land.	Does the development re-use previously developed land?	No 0-25% of site is previously developed	No 0-25% of site is previously developed	+/- Site is greenfield land. Development of this site is likely to be able to make efficient use of land and no known contamination or ground condition issues.	L	LT	P	D	R	SB
		Yes 26-75% is previously developed								
		Yes 76-100% is previously developed								
	Could the development make efficient use of land	No development at 0-20 dwellings per hectare	Yes development likely to be at appropriate employment density							
		Development at 21-29 dwellings per hectare								
		Yes development likely to be at 30+ dwellings per hectare/ adequate employment density								
	Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development	No contamination or ground issues known							
		Yes but contamination or ground conditions can be mitigated through development								
		No contamination or ground issues known								
	Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land	Yes loss of 3b, 4 and 5 grade agricultural land							
		Yes loss of 3b, 4 and 5 grade agricultural land								
		No previously developed or non-agricultural								
5) To provide a good quality built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable design and construction, incorporating energy and water	Will development of the proposed site impact upon existing green infrastructure corridors?	Yes it will result in significant impact/loss of green infrastructure corridor	Possible impact which can be mitigated through layout and re-provision	N The potential development has potential to impact upon the the green infrastructure corridor to the south but this can likely be mitigated through layout/buffer areas. Furthermore, the development of this site is compatible	L	LT	R	D	R	LA
		Possible impact which can be mitigated through re-provision								
		No impact on existing green infrastructure corridor or potential significant enhancement of them.								
	Is the proposed site well	No and limited opportunities to create link	Yes the site is well related and							

7) To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions	Is the proposed site in a location where the new development can likely be resilient to climate change?	No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable	Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change	↑ Site can be resilient to climate change and is not in a location at high risk of surface water or fluvial flooding.	U	LT	P	D	R	SB
8) To maintain and enhance the quality and character of the landscape and protect the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas and other protected areas.	Will the proposed development impact upon the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas	Yes the proposed development will impact upon the special qualities and setting of these protected landscapes	No impact on the setting and special qualities of these protected landscapes	↑ The development of this site will not impact upon the setting of any protected landscapes and will not impact on the setting or character of Catterick Garrison forming a rounding off of the built extent. It is not located in a settlement gap.	U	LT	P	D	I	LA
Is the site prominent in any significant views towards a settlement?	Yes the proposed development of this site will have a negative impact on significant views which cannot be mitigated	No the site is not prominent in any significant views towards a settlement								
	Yes, but through careful and sensitive design and layout of the proposed development the impact can be reduced									
	No the site is not prominent in any									

			(415m or less)								
		Leisure Centre	Further than 15 minute walk (1251m+)	10 minute walk or less (approx. 500m) (Catterick Leisure Centre).							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
		Children's Play Area	Further than 10 minute walk (831m+)	Between 5 and 10 minute walk (416m and 830m)							
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								
		Informal Recreation/ Natural Green Space	Further than 15 minute walk (1251m+)	10 minute walk or less (approx. 400m)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
		Formal Outdoor Recreation	Further than 15 minute	10 minute walk or less (approx. 300m)							

		(Playing Pitches)	walk (1251m+)							
			Between 10 and 15 minute walk (831m and 1250m)							
			10 minute walk or less (830m or less)							
	Is the development in an area where the health and wellbeing of future or existing residents is likely to be affected by noise or air pollution or odours?	Yes near to an air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that cannot be mitigated	There maybe some noise/odour polluting activity from the proposed land uses that will impact upon the health and wellbeing of existing residents but this can be mitigated							
		Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that can be mitigated								
		No development is not near to any uses likely to affect health and wellbeing of future or existing residents.								
10) To conserve and enhance the historic environment, heritage assets and their setting and improve understanding and enjoyment of local cultural heritage.	Would development affect the setting and/or significance of a Designated heritage Asset? (Listed Building, Scheduled Monument, Conservation Area, Historic Parkland etc)	Yes the impact could not be mitigated through careful design of the development	No impact on the setting and/or significance of a designated heritage asset.	N	L	LT	P	D	I	LA
		Yes but there is scope to mitigate the impact through careful design and layout of the development		Development of this site will have no impact on designated heritage assets. Any impact on Brough Park parkland setting can be mitigated through careful design, scale and massing of the development.						
		No impact on the setting and/or significance of a designated heritage asset. Development will enhance or better reveal elements which contribute to the significance of the heritage asset.								
	Would development affect the character and	Yes the impact could not be mitigated through careful design of the development	No impact on the character and appearance of the							

	how the development will provide education and training opportunities for the local population										
16) To maintain and enhance provision of infrastructure including local services and community facilities to ensure needs can be met locally.	Does the site have good connectivity to facilities and services?	Town Centre	<p>Further than 20 minute walk (1661m +)</p> <p>Between 10 and 20 minute walk (831m and 1659m)</p> <p>10 minute walk or less (830m or less)</p>	Further than 20 minute walk (1661m +)	+/- Site has mixed access to services and facilities although this is of lesser importance as an employment site.	L	LT	R	D	R	LA
		Primary School	<p>Further than 15 minute walk (1251m+)</p> <p>Between 5 and 15 minute walk (416m and 1250m)</p> <p>5 minute walk or less (415m or less)</p>	Between 5 and 15 minute walk							
		Secondary School	<p>Further than 20 minute walk (1661m+)</p> <p>Between 10 and 20 minute walk (831m)</p>	Further than 20 minute walk (1661m+)							

17) To encourage vibrant communities that participate in decision making	Is the proposed site in close proximity to the existing settlement with connectivity to existing housing?	<p>No the site is over 1200m from the nearest housing with limited scope to provide direct connectivity</p> <p>The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity</p> <p>The site is less than 400m from the nearest housing area with direct links available</p>	The site is less than 400m from the nearest housing area with direct links available	<p>↑↑</p> <p>The site is close to the nearest housing area and has scope to provide direct connectivity.</p>	L	LT	P	D	I	LA
18) To protect and enhance water resources, water quality and water availability	Is the site within a Groundwater Source Protection Zone 1, 2 or 3?	<p>Yes, Zone 1 and employment allocation</p> <p>Yes, Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment.</p> <p>No not within a Groundwater Protection Zone</p>	No not within a Groundwater Protection Zone	<p>↑↑</p> <p>Development of this site will not affect water quality or availability.</p>	U	LT	P	I	R	SB
	Will development of the proposed site affect any sensitive water receptors?	<p>Yes and impact unable to be mitigated</p> <p>Yes impact can be mitigated</p> <p>No the development will not affect any sensitive water receptors</p>	No the development will not affect any sensitive water receptors							
19) To reduce the risk of flooding from all sources, both now and in the future	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	<p>Yes, extremely significant</p> <p>A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding</p> <p>Site does not fall within a flood zone and has minimal or no risk of surface water flooding</p>	Site does not fall within a flood zone and has minimal risk of surface water flooding.	<p>↑</p> <p>Development of this site is unlikely to increase the risk of flooding as it does not fall within a flood zone and has minimal or no risk of surface water flooding.</p>	U	LT	T	I	R	SB
	Will development of the proposed	Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.	No, site is within flood zone 1 or there is minimal history of							

	site increase the risk of flooding?	Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.	surface water flooding on or near the site.						
		No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.							
	Can any increase in risk of flooding be mitigated?	No	Not applicable green above.						
		Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.							
		Yes							
		Not applicable green above							

Summary of Sustainability Appraisal:

This is a greenfield site located to the east of the urban extent of Catterick Garrison (Colburn) and adjacent to Walkerville Industrial Estate and would form a logical extension. The site is generally well related to facilities and services. Performs well against objectives 3, 13,14,17 and 18. Mitigation will be required in relation to objectives 5 and 10.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
298	Land South of Sour Beck (Site 2)	Scotton	23.17	Housing						
Context: This a greenfield site. Greenfield and farm to the South. Farmland to the North, West and East (Sites 299, 204, 384). Site currently used as farmland.										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones. No harm likely	+/-	L	LT	P	D	I	LA
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact								
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	No							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated							
		Yes potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site fragment habitats?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated through design and retention of tree belts and hedgerows							
		Yes potentially but harm can be mitigated								
		No or opportunities to enhance								

	(proximity to bus stop)?	Yes less than 400m		proximity to the site.							
4) To make the most efficient use of land through optimising opportunities for the re-use of existing buildings and brownfield land.	Does the development re-use previously developed land?	No 0-25% of site is previously developed	No 0-25% of site is previously developed	+/- Site is greenfield, grade 3b agricultural land. Development of this site is likely to be able to make efficient use of land and unlikely to be any significant contamination or ground condition issues on site.	L	LT	P	I	I	SB	
		Yes 26-75% is previously developed									
		Yes 76-100% is previously developed									
	Could the development make efficient use of land	No development at 0-20 dwellings per hectare	Yes, development likely to be at 30+ dwellings per hectare								
		Development at 21-29 dwellings per hectare									
		Yes development likely to be at 30+ dwellings per hectare									
	Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development	No contamination or ground issues known greenfield farmland								
		Yes but contamination or ground conditions can be mitigated through development									
		No contamination or ground issues known									
	Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land	Yes loss of 3b grade agricultural land								
		Yes loss of 3b, 4 and 5 grade agricultural land									
		No previously developed or non-agricultural									
5) To provide a good quality built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable design and construction, incorporating energy and water conservation	Will development of the proposed site impact upon existing green infrastructure corridors?	Yes it will result in significant impact/loss of green infrastructure corridor	This development offers significant opportunity for potential enhancement of the green infrastructure corridor.	+/- The potential residential development of this site could enhance the green infrastructure corridor, but limited opportunities to create link. It is compatible with surrounding land	L	LT	P	D	R	LA	
		Possible impact which can be mitigated through re-provision									
		No impact on existing green infrastructure corridor or potential significant enhancement of them.									
	Is the proposed site well connected to existing green	No and limited opportunities to create link	No and limited opportunities to create link								
		Not directly linked but likely to be possible to create one									

<p>7) To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions</p>	<p>Is the proposed site in a location where the new development can likely be resilient to climate change?</p>	<p>No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable</p>	<p>Possibly, partial risk of surface water flooding, site largely south facing but impact could be mitigated through development.</p>	<p>+/- Site can be resilient to climate change with development avoided/ mitigated in areas of surface water flood risk and development can be oriented to make maximum use of solar gain</p>	<p>L</p>	<p>LT</p>	<p>T</p>	<p>D</p>	<p>R</p>	<p>LA</p>
<p>8) To maintain and enhance the quality and character of the landscape and protect the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas and other protected areas.</p>	<p>Will the proposed development impact upon the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas</p>	<p>Yes the proposed development will impact upon the special qualities and setting of these protected landscapes</p>	<p>No impact on the setting and special qualities of these protected landscapes</p>	<p>+/- The development of this site will not impact upon the setting of any protected landscapes and would, in isolation, significantly impact on the setting or character of Catterick Garrison. It is not located in a settlement gap.</p>	<p>L</p>	<p>ST</p>	<p>P</p>	<p>D</p>	<p>I</p>	<p>LA</p>
	<p>Is the site prominent in any significant views towards a settlement?</p>	<p>Yes the proposed development of this site will have a negative impact on significant views which cannot be mitigated</p>	<p>Yes visible from the south but through careful and sensitive design, layout and landscaping of the proposed development the impact can be reduced</p>							
		<p>Yes, but through careful and sensitive design and layout of the proposed development the impact can be reduced</p>								
		<p>No the site is not prominent in any significant views towards a settlement</p>								

	Will the proposed development impact on the form and character of a settlement?	<p>Yes significant impact that could not be mitigated through careful design</p> <p>The proposed development has potential to impact but this could be mitigated through careful design and layout</p> <p>No development of the site would not negatively impact on the form and character of a settlement and could form a natural extension or infill</p>		Yes site in isolation is significantly distant from settlement and would have significant impact that could not be mitigated through careful design							
	Is the site located in any identified settlement gaps?	<p>Yes the site is within an identified settlement gap and development of this site would significantly affect its purpose</p> <p>The proposed development is partly within and could be designed in a way to enhance the purpose of the settlement gap</p> <p>No the proposed site is not located within an identified settlement gap or its development would enhance the purpose of the settlement gap.</p>		No the proposed site is not located within an identified settlement gap.							
9) To improve health and wellbeing by ensuring all groups of the population have access to adequate leisure facilities, recreational activities and health services.	Does the proposed site have good access to recreational and health facilities?	Doctors	<p>Further than 15 minute walk (1251m+)</p> <p>Between 5 and 15 minute walk (416m and 1250m)</p> <p>5 minute walk or less (415m or less)</p>	Between 5 and 15 minute walk (approx. 1000m) (Colburn Medical Centre)	<p>↓</p> <p>Site is in a location which will not adversely impact upon health and wellbeing subject to mitigation of neighbouring farm/livery and has mixed accessibility to leisure and recreational facilities.</p>	L	LT	P	I	R	LA
		Leisure Centre	<p>Further than 15 minute walk (1251m+)</p> <p>Between 10 and 15 minute walk (831m and 1250m)</p>	Further than 15 minute walk (1251m+)							

			10 minute walk or less (830m or less)							
		Children's Play Area	Further than 10 minute walk (831m+)	Between 5 and 10 minute walk (416m and 830m)						
			Between 5 and 10 minute walk (416m and 830m)							
			5 minute walk or less (415m or less)							
		Informal Recreation/ Natural Green Space	Further than 15 minute walk (1251m+)	Between 10 and 15 minute walk (831m and 1250m)						
			Between 10 and 15 minute walk (831m and 1250m)							
			10 minute walk or less (830m or less)							
		Formal Outdoor Recreation (Playing Pitches)	Further than 15 minute walk (1251m+)	Further than 15 minute walk (1251m+)						
			Between 10 and 15 minute walk (831m and 1250m)							
			10 minute walk or less (830m or less)							
	Is the development in an area where the health and wellbeing of future or existing residents is likely to be affected by noise or air pollution or odours?	Yes near to an air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that cannot be mitigated	Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that can be mitigated							

		No development is not near to any uses likely to affect health and wellbeing of future or existing residents.								
10) To conserve and enhance the historic environment, heritage assets and their setting and improve understanding and enjoyment of local cultural heritage.	Would development affect the setting and/or significance of a Designated heritage Asset? (Listed Building, Scheduled Monument, Conservation Area, Historic Parkland etc)	Yes the impact could not be mitigated through careful design of the development	No impact on the setting and/or significance of a designated heritage asset.	↑↑ Development of this site will have no impact on the historic environment or heritage assets	U	LT	P	U	I	LA
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the setting and/or significance of a designated heritage asset. Development will enhance or better reveal elements which contribute to the significance of the heritage asset.								
	Would development affect the character and appearance of a Conservation Area?	Yes the impact could not be mitigated through careful design of the development	No impact on the character and appearance of the Conservation Area.							
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the character and appearance of the Conservation Area. Development will enhance or better reveal elements which contribute to the character and appearance of the conservation area.								
	Would development affect the setting and/or significance of a non-designated heritage asset	Yes the impact could not be mitigated through careful design of the development	No impact on a non-designated heritage asset							
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the asset or development will enhance or better reveal elements which contribute to the significance of the non-designated heritage asset.								
11) To provide a mix of housing types and tenures in order to ensure	Will the development provide an adequate overall	All sites allocated for residential development are expected to meet Local Plan Policies on housing mix	All sites allocated for residential development are	↑↑ All sites allocated for residential	L	LT	P	D	R	DW

all have the opportunity to meet their housing needs in accommodation of adequate quality.	mix of housing in terms of type, size and tenure to meet local needs?	N/A – Site is only being considered for employment purposes	expected to meet Local Plan Policies on housing mix	development will be expected to provide an appropriate housing mix and amount and tenure of affordable housing are likely to be more achievable on larger strategic site							
	Will development provide affordable housing of the appropriate amount, type, size and tenure?	All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements	All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements								
12) To provide a reduction in crime and improve the perception of safety and security.	Not Applicable at site assessment stage. All development will be expected to achieve this at the planning application stage where Local Plan policies in this regard will be applied.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13) To provide a range of good quality employment opportunities available to all.	Will development of the proposed site create direct jobs? Will the proposed development great good quality employment opportunities for all	N/A the proposed site is for housing development	Possible direct job creation in local centre / primary school	↑ Possible direct and good quality job creation in local centre / primary school	L	LT	P	D	R	LA	
		Possible mixed use site									Possible good quality job creation in local centre / primary school
14) To provide conditions which encourage economic growth, business success, diversification of existing	Will development of the proposed site encourage investment, economic growth	N/A the proposed site is for housing development	Possibly the site includes a local centre so may offer some scope for growth,	↑ Possible economic growth, business success and diversification	L	LT	P	D	R	LA	
		Possibly the site is mixed use so may offer some scope for growth, investment and diversification.									

enterprises and investment in both urban and rural locations.	and business diversification	Yes the site is proposed for employment uses and would encourage growth, diversification and investment in the local economy		investment and diversification.	within the Local Centre						
15) To provide education and training opportunities which build the skills and capacity of the population	This objective is not applicable for the site assessment appraisal. Local plan policies will encourage and expect applicants to demonstrate how the development will provide education and training opportunities for the local population	N/A		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16) To maintain and enhance provision of infrastructure including local services and community facilities to ensure needs can be met locally.	Does the site have good connectivity to facilities and services?	Town Centre	Further than 20 minute walk (1661m +)	Further than 20 minute walk (1661m +)	↓ Site generally has mixed/poor access to local services and community facilities.	L	LT	R	D	R	LA
			Between 10 and 20 minute walk (831m and 1659m)								
			10 minute walk or less (830m or less)								
		Primary School	Further than 15 minute walk (1251m+)	Further than 15 minute walk (1251m+)							
			Between 5 and 15 minute walk (416m and 1250m)								
			5 minute walk or less (415m or less)								
Secondary School	Further than 20 minute walk (1661m+)	Further than 20 minute walk (1661m+)									

			Between 10 and 20 minute walk (831m and 1660m)								
			10 minute walk or less (830m or less)								
		Village Hall	Further than 15 minute walk (1251m+)	Further than 15 minute walk							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
		Employment Areas	Further than 20 minute walk (1660m+)	Between 10 and 20 minute walk (831m and 1659m)							
			Between 10 and 20 minute walk (831m and 1659m)								
			Less than 10 minute walk (829m or less)								
		Convenience Store	Further than 10 minute walk (831m+)	Further than 10 minute walk (831m+)							
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								
17) To encourage vibrant communities that participate in decision making	Is the proposed site in close proximity to the existing settlement with connectivity to existing housing?	No the site is over 1200m from the nearest housing with limited scope to provide direct connectivity	The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity	The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity	+/- Site is slightly distant to existing housing with direct links available	U	ST	P	I	R	LA

		The site is less than 400m from the nearest housing area with direct links available								
18) To protect and enhance water resources, water quality and water availability	Is the site within a Groundwater Source Protection Zone 1, 2 or 3?	Yes, Zone 1 and employment allocation	No not within a Groundwater Protection Zone	↑↑ Development of this site will not affect water quality or availability	U	LT	P	D	R	SB
		Yes, Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment.								
		No not within a Groundwater Protection Zone								
	Will development of the proposed site affect any sensitive water receptors?	Yes and impact unable to be mitigated	No the development will not affect any sensitive water receptors							
		Yes impact can be mitigated								
		No the development will not affect any sensitive water receptors								
19) To reduce the risk of flooding from all sources, both now and in the future	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Yes, extremely significant	Areas of surface water flood risk located on site.	+/- Development of this site is likely to be able to avoid/mitigate against any risk of surface water flooding presented on site.	L	LT	P	D	R	SB
		A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding								
		Site does not fall within a flood zone and has minimal or no risk of surface water flooding								
	Will development of the proposed site increase the risk of flooding?	Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.	Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.							
		Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.								
		No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.								

	Can any increase in risk of flooding be mitigated?	No	Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.							
		Yes								
		Not applicable green above								

Summary of Sustainability Appraisal:

A large greenfield site on the south eastern edge of Catterick Garrison which in isolation is distant from the urban extent and is distant from many recreation, facilities and services and substantial connectivity works required and vehicular access dependant on other sites. Performs well against objectives 10, 11 and 18. Mitigation will be required in relation to objective 1, 3 and 19 and development avoided in areas at high risk of surface water flooding.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
299	Land South of Sour Beck (Site 3)	Scotton	22.70	Housing						
Context: This a greenfield site. Greenfield to the South, West and East (Sites 298, 204, 384). Site currently used as farmland.										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones. No harm likely	+/-	L	LT	P	D	I	LA
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact								
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	No							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated							
		Yes potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site fragment habitats?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated through design and retention of tree belts and hedgerows							
		Yes potentially but harm can be mitigated								
		No or opportunities to enhance								

	<p>Would development of the site impact upon Ancient Woodland, Veteran Trees or Tree subject to a preservation order (TPO)?</p> <p>Is the development within, or does it impact on, a mineral safeguarding area?</p>	<p>Yes and harm cannot be mitigated</p> <p>Yes potentially but harm can be mitigated</p> <p>No</p>	<p>Yes potentially some veteran trees but harm can be mitigated through retention</p> <p>Yes partially within limestone safeguarding area but impact can likely be mitigated</p>							
2) The prudent and efficient use of natural resources by minimising waste and re-using and recycling natural resources and materials locally	Not applicable at site level insufficient information available. This will be addressed at the application stage through the Local Plan Sustainable Development Chapter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3) To ensure a sustainable transport network which encourages the use of public transport, cycling and walking which minimises traffic congestion and improves air quality	<p>Does the site link to footpath and cycle routes?</p> <p>Does the site have good connectivity to public transport</p>	<p>No or poor links with no prospect of improving connectivity or creating new routes/paths</p> <p>No, but potential for new links to both footpaths and cycle paths and PROW</p> <p>Yes, already well connected or very little off site works required to connect to the existing network.</p> <p>No over 1200m</p> <p>Between 401 and 1200m</p>	<p>No or poor links with no prospect of improving connectivity or creating new routes/paths, ROW along eastern boundary</p> <p>No over 1200m</p>	<p>⇓</p> <p>This site is surrounded by farmland and development in isolation would have limited or no prospect of connecting to the existing foot and cycle network. A bus stop(s) will be required in closer</p>	L	LT	R	I	R	LA

	(proximity to bus stop)?	Yes less than 400m		proximity to the site.							
4) To make the most efficient use of land through optimising opportunities for the re-use of existing buildings and brownfield land.	Does the development re-use previously developed land?	No 0-25% of site is previously developed	No 0-25% of site is previously developed	+/- Site is greenfield, grade 3b agricultural land. Development of this site is likely to be able to make efficient use of land and unlikely to be any significant contamination or ground condition issues on site.	L	LT	P	I	I	SB	
		Yes 26-75% is previously developed									
		Yes 76-100% is previously developed									
	Could the development make efficient use of land	No development at 0-20 dwellings per hectare	Yes, development likely to be at 30+ dwellings per hectare								
		Development at 21-29 dwellings per hectare									
		Yes development likely to be at 30+ dwellings per hectare									
	Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development	No contamination or ground issues known greenfield farmland								
		Yes but contamination or ground conditions can be mitigated through development									
		No contamination or ground issues known									
	Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land	Yes loss of 3b grade agricultural land								
		Yes loss of 3b, 4 and 5 grade agricultural land									
		No previously developed or non-agricultural									
5) To provide a good quality built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable design and construction, incorporating energy and water conservation	Will development of the proposed site impact upon existing green infrastructure corridors?	Yes it will result in significant impact/loss of green infrastructure corridor	This development offers significant opportunity for potential enhancement of the green infrastructure corridor.	+/- The potential residential development of this site could enhance the green infrastructure corridor, but limited opportunities to create link. It is compatible with	L	LT	P	D	R	LA	
		Possible impact which can be mitigated through re-provision									
		No impact on existing green infrastructure corridor or potential significant enhancement of them.									
	Is the proposed site well connected to existing green	No and limited opportunities to create link	No and limited opportunities to create link								
		Not directly linked but likely to be possible to create one									

<p>7) To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions</p>	<p>Is the proposed site in a location where the new development can likely be resilient to climate change?</p>	<p>No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable</p>	<p>Possibly, partial risk of surface water flooding, site largely south facing but impact could be mitigated through development.</p>	<p>+/- Site can be resilient to climate change with development avoided/ mitigated in areas of surface water flood risk and development can be oriented to make maximum use of solar gain</p>	<p>L</p>	<p>LT</p>	<p>T</p>	<p>D</p>	<p>R</p>	<p>LA</p>
<p>8) To maintain and enhance the quality and character of the landscape and protect the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas and other protected areas.</p>	<p>Will the proposed development impact upon the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas</p>	<p>Yes the proposed development will impact upon the special qualities and setting of these protected landscapes</p>	<p>No impact on the setting and special qualities of these protected landscapes</p>	<p>+/- The development of this site will not impact upon the setting of any protected landscapes and would, in isolation, significantly impact on the setting or character of Catterick Garrison. It is not located in a settlement gap.</p>	<p>L</p>	<p>ST</p>	<p>P</p>	<p>D</p>	<p>I</p>	<p>LA</p>
	<p>Is the site prominent in any significant views towards a settlement?</p>	<p>Yes the proposed development of this site will have a negative impact on significant views which cannot be mitigated</p>	<p>Yes visible from the south but through careful and sensitive design, layout and landscaping of the proposed development the impact can be reduced</p>							
		<p>Yes, but through careful and sensitive design and layout of the proposed development the impact can be reduced</p>								
		<p>No the site is not prominent in any significant views towards a settlement</p>								

	Will the proposed development impact on the form and character of a settlement?	<p>Yes significant impact that could not be mitigated through careful design</p> <p>The proposed development has potential to impact but this could be mitigated through careful design and layout</p> <p>No development of the site would not negatively impact on the form and character of a settlement and could form a natural extension or infill</p>		Yes site in isolation is significantly distant from settlement and would have significant impact that could not be mitigated through careful design							
	Is the site located in any identified settlement gaps?	<p>Yes the site is within an identified settlement gap and development of this site would significantly affect its purpose</p> <p>The proposed development is partly within and could be designed in a way to enhance the purpose of the settlement gap</p> <p>No the proposed site is not located within an identified settlement gap or its development would enhance the purpose of the settlement gap.</p>		No the proposed site is not located within an identified settlement gap.							
9) To improve health and wellbeing by ensuring all groups of the population have access to adequate leisure facilities, recreational activities and health services.	Does the proposed site have good access to recreational and health facilities?	Doctors	<p>Further than 15 minute walk (1251m+)</p> <p>Between 5 and 15 minute walk (416m and 1250m)</p> <p>5 minute walk or less (415m or less)</p>	Between 5 and 15 minute walk (approx. 1000m) (Colburn Medical Centre)	↓ Site is in a location which will not adversely impact upon health and wellbeing has mixed accessibility to leisure and recreational facilities.	L	LT	P	I	R	LA
		Leisure Centre	<p>Further than 15 minute walk (1251m+)</p> <p>Between 10 and 15 minute walk (831m and 1250m)</p>	Further than 15 minute walk (1251m+)							

		No development is not near to any uses likely to affect health and wellbeing of future or existing residents.								
10) To conserve and enhance the historic environment, heritage assets and their setting and improve understanding and enjoyment of local cultural heritage.	Would development affect the setting and/or significance of a Designated heritage Asset? (Listed Building, Scheduled Monument, Conservation Area, Historic Parkland etc)	Yes the impact could not be mitigated through careful design of the development	No impact on the setting and/or significance of a designated heritage asset.	↑↑ Development of this site will have no impact on the historic environment or heritage assets	U	LT	P	U	I	LA
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the setting and/or significance of a designated heritage asset. Development will enhance or better reveal elements which contribute to the significance of the heritage asset.								
	Would development affect the character and appearance of a Conservation Area?	Yes the impact could not be mitigated through careful design of the development	No impact on the character and appearance of the Conservation Area.							
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the character and appearance of the Conservation Area. Development will enhance or better reveal elements which contribute to the character and appearance of the conservation area.								
	Would development affect the setting and/or significance of a non-designated heritage asset	Yes the impact could not be mitigated through careful design of the development	No impact on a non-designated heritage asset							
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the asset or development will enhance or better reveal elements which contribute to the significance of the non-designated heritage asset.								
11) To provide a mix of housing types and tenures in order to ensure	Will the development provide an adequate overall	All sites allocated for residential development are expected to meet Local Plan Policies on housing mix	All sites allocated for residential development are	↑↑ All sites allocated for residential	L	LT	P	D	R	DW

all have the opportunity to meet their housing needs in accommodation of adequate quality.	mix of housing in terms of type, size and tenure to meet local needs?	N/A – Site is only being considered for employment purposes	expected to meet Local Plan Policies on housing mix	development will be expected to provide an appropriate housing mix and amount and tenure of affordable housing are likely to be more achievable on larger strategic site							
	Will development provide affordable housing of the appropriate amount, type, size and tenure?	All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements	All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements								
		Not applicable no affordable housing required or the site is only being considered for employment purposes									
12) To provide a reduction in crime and improve the perception of safety and security.	Not Applicable at site assessment stage. All development will be expected to achieve this at the planning application stage where Local Plan policies in this regard will be applied.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13) To provide a range of good quality employment opportunities available to all.	Will development of the proposed site create direct jobs?	N/A the proposed site is for housing development	Possible direct job creation in local centre / primary school	↑ Possible direct and good quality job creation in local centre / primary school	L	LT	P	D	R	LA	
		Possible mixed use site									
	Yes the site is proposed for employment use so direct job creation would be expected.										
	Will the proposed development great good quality employment opportunities for all										
		N/A the proposed site is for housing development	Possible good quality job creation in local centre / primary school								
	Possibly the site is a mixed use site										
		Yes the site is proposed for allocation as a high quality employment site									
14) To provide conditions which encourage economic growth, business success, diversification of existing	Will development of the proposed site encourage investment, economic growth	N/A the proposed site is for housing development	Possibly the site includes a local centre so may offer some scope for growth,	↑ Possible economic growth, business success and diversification	L	LT	P	D	R	LA	
		Possibly the site is mixed use so may offer some scope for growth, investment and diversification.									

enterprises and investment in both urban and rural locations.	and business diversification	Yes the site is proposed for employment uses and would encourage growth, diversification and investment in the local economy		investment and diversification.	within the Local Centre						
15) To provide education and training opportunities which build the skills and capacity of the population	This objective is not applicable for the site assessment appraisal. Local plan policies will encourage and expect applicants to demonstrate how the development will provide education and training opportunities for the local population	N/A		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16) To maintain and enhance provision of infrastructure including local services and community facilities to ensure needs can be met locally.	Does the site have good connectivity to facilities and services?	Town Centre	Further than 20 minute walk (1661m +)	Further than 20 minute walk (1661m +)	↓ Site generally has mixed/poor access to local services and community facilities.	L	LT	R	D	R	LA
			Between 10 and 20 minute walk (831m and 1659m)								
			10 minute walk or less (830m or less)								
		Primary School	Further than 15 minute walk (1251m+)	Between 5 and 15 minute walk (Colburn Primary School)							
			Between 5 and 15 minute walk (416m and 1250m)								
			5 minute walk or less (415m or less)								
Secondary School	Further than 20 minute walk (1661m+)	Further than 20 minute walk (1661m+)									

			Between 10 and 20 minute walk (831m and 1660m)								
			10 minute walk or less (830m or less)								
		Village Hall	Further than 15 minute walk (1251m+)	Further than 15 minute walk							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
		Employment Areas	Further than 20 minute walk (1660m+)	Between 10 and 20 minute walk (831m and 1659m)							
			Between 10 and 20 minute walk (831m and 1659m)								
			Less than 10 minute walk (829m or less)								
		Convenience Store	Further than 10 minute walk (831m+)	Further than 10 minute walk (831m+)							
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								
17) To encourage vibrant communities that participate in decision making	Is the proposed site in close proximity to the existing settlement with connectivity to existing housing?	No the site is over 1200m from the nearest housing with limited scope to provide direct connectivity		The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity	+/-	U	ST	P	I	R	LA
		The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity			Site is slightly distant to existing housing with direct links available						

		The site is less than 400m from the nearest housing area with direct links available								
18) To protect and enhance water resources, water quality and water availability	Is the site within a Groundwater Source Protection Zone 1, 2 or 3?	Yes, Zone 1 and employment allocation	No not within a Groundwater Protection Zone	↑↑ Development of this site will not affect water quality or availability	U	LT	P	D	R	SB
		Yes, Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment.								
		No not within a Groundwater Protection Zone								
	Will development of the proposed site affect any sensitive water receptors?	Yes and impact unable to be mitigated	No the development will not affect any sensitive water receptors							
		Yes impact can be mitigated								
		No the development will not affect any sensitive water receptors								
19) To reduce the risk of flooding from all sources, both now and in the future	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Yes, extremely significant	Areas of surface water flood risk located on site.	+/- Development of this site is likely to be able to avoid/mitigate against any risk of surface water flooding presented on site.	L	LT	P	D	R	SB
		A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding								
		Site does not fall within a flood zone and has minimal or no risk of surface water flooding								
	Will development of the proposed site increase the risk of flooding?	Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.	Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.							
		Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.								
		No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.								

	Can any increase in risk of flooding be mitigated?	No	Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.							
		Yes								
		Not applicable green above								

Summary of Sustainability Appraisal:

A large greenfield site on the south eastern edge of Catterick Garrison which in isolation is distant from the urban extent and is distant from many recreation, facilities and services although substantial connectivity works required and vehicular access dependant on other sites. Performs well against objectives 10, 11 and 18. Mitigation will be required in relation to objective 1, 3 and 19 and development avoided in areas at high risk of flooding.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
361	Land opposite Haig Road	Hipswell	8.32	Housing						
Context: This is an MOD owned greenfield site used as grazing land and formally associate with stabling and grazing land for horses of occupants of adjoining MOD housing. Stream, tree belt and grazing land to the north, Recreation area (Site 362) to the south, woodland to the east and Richmond Road with housing to the west.										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones. No harm likely	+/-	L	ST	P	D	I	SB
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact								
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	There are SINCs immediately adjoining to the east of the site (Park Wood, Hipswell) and across Richmond Road to the west of the site (West Wood) but harm could be mitigated through creation of buffer to Park Wood and measures to prevent recreational access.							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated							
		Yes potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site fragment habitats?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated through design and retention of tree belts and hedgerows and							
		Yes potentially but harm can be mitigated								
		No or opportunities to enhance								

			creation of corridors across site.							
	Would development of the site impact upon Ancient Woodland, Veteran Trees or Tree subject to a preservation order (TPO)?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated through retention							
		Yes potentially but harm can be mitigated								
		No								
	Is the development within, or does it impact on, a mineral safeguarding area?	Yes and impact cannot be mitigated	No							
		Yes but impact can likely be mitigated								
		No								
2) The prudent and efficient use of natural resources by minimising waste and re-using and recycling natural resources and materials locally	Not applicable at site level insufficient information available. This will be addressed at the application stage through the Local Plan Sustainable Development Chapter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3) To ensure a sustainable transport network which encourages the use of public transport, cycling and walking which minimises traffic congestion and improves air quality	Does the site link to footpath and cycle routes?	No or poor links with no prospect of improving connectivity or creating new routes/paths	Yes, there is a public foot and cycle path along the western boundary of the site.	↑↑ This site has access to an existing foot and cycle network. The site also has excellent access to existing bus routes.	L	ST	P	D	R	LA
	No, but potential for new links to both footpaths and cycle paths and PROW									
	Yes, already well connected or very little off site works required to connect to the existing network.									

	Does the site have good connectivity to public transport (proximity to bus stop)?	<p>No over 1200m</p> <p>Between 401 and 1200m</p> <p>Yes less than 400m</p>	Yes there are numerous bus stops less than 400m from the site.							
4) To make the most efficient use of land through optimising opportunities for the re-use of existing buildings and brownfield land.	Does the development re-use previously developed land?	<p>No 0-25% of site is previously developed</p> <p>Yes 26-75% is previously developed</p> <p>Yes 76-100% is previously developed</p>	No 0-25% of site is previously developed	+/- Site is greenfield, grazing land. Development of this site is likely to be able to make relatively efficient use of land and unlikely to be any significant contamination or ground condition issues on site.	L	ST	P	D	I	SB
	Could the development make efficient use of land?	<p>No development at 0-20 dwellings per hectare</p> <p>Development at 21-29 dwellings per hectare</p> <p>Yes development likely to be at 30+ dwellings per hectare</p>	Development at 21-29 dwellings per hectare							
	Is the site potentially subject to ground condition or contamination issues?	<p>Yes contamination or ground conditions unlikely to be mitigated through development</p> <p>Yes but contamination or ground conditions can be mitigated through development</p> <p>No contamination or ground issues known</p>	No contamination or ground issues known							
	Would development of the site result in the loss of best and most versatile agricultural land?	<p>Yes loss of grades 1,2 and 3a land</p> <p>Yes loss of 3b, 4 and 5 grade agricultural land</p> <p>No previously developed or non-agricultural</p>	Yes loss of 3b, 4 and 5 grade agricultural land							
5) To provide a good quality built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable	Will development of the proposed site impact upon existing green infrastructure corridors?	<p>Yes it will result in significant impact/loss of green infrastructure corridor</p> <p>Possible impact which can be mitigated through re-provision</p> <p>No impact on existing green infrastructure corridor or potential</p>	There may be a possible impact on existing green corridors however this can be mitigated through re-provision and enhancement of the existing corridors.	↑ The potential residential development of this site does have potential to enhance the green corridors, is well related to	L	LT	P	D	I	SB

	be of a high quality and reflective of its context and immediate setting.									
7) To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions	Is the proposed site in a location where the new development can likely be resilient to climate change?	<p>No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable</p> <p>Possibly, certain issues exist partly in (floodzone 2/3, partial risk of surface water flooding, largely south facing) but likely to be mitigated through development</p> <p>Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change</p>	Small northern and southern parts of site boundary at risk of surface water flooding although development can be avoided in these locations.	N	L	LT	P	D	R	SB
8) To maintain and enhance the quality and character of the landscape and protect the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas and other protected areas.	Will the proposed development impact upon the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas	<p>Yes the proposed development will impact upon the special qualities and setting of these protected landscapes</p> <p>A potential impact that could likely be mitigated</p> <p>No impact on the setting and special qualities of these protected landscapes</p>	No impact on the setting and special qualities of these protected landscapes	+/-	L	LT	P	D	I	SB
	Is the site prominent in any significant views towards a settlement?	<p>Yes the proposed development of this site will have a negative impact on significant views which cannot be mitigated</p> <p>Yes, but through careful and sensitive design and</p>	Yes views towards Richmond, but through careful and sensitive design and layout of the proposed development the impact can be reduced							

		layout of the proposed development the impact can be reduced										
		No the site is not prominent in any significant views towards a settlement										
	Will the proposed development impact on the form and character of a settlement?	Yes significant impact that could not be mitigated through careful design	The proposed site on one of the main approaches contributes to the rural, leafy character of this part of the Garrison which development will impact upon but this could be mitigated through careful design and layout and retention/enhancement of tree and hedgerow boundaries.									
		The proposed development has potential to impact but this could be mitigated through careful design and layout										
		No development of the site would not negatively impact on the form and character of a settlement and could form a natural extension or infill										
	Is the site located in any identified settlement gaps?	Yes the site is within an identified settlement gap and development of this site would significantly affect its purpose	No the proposed site is not located within an identified settlement gap.									
		The proposed development is partly within and could be designed in a way to enhance the purpose of the settlement gap										
		No the proposed site is not located within an identified settlement gap or its development would enhance the purpose of the settlement gap.										
9) To improve health and wellbeing by ensuring all groups of the population have access to adequate leisure facilities, recreational	Does the proposed site have good access to recreational and health facilities?	Doctors	Further than 15 minute walk (1251m+)	Between 5 and 15 minute walk (416m and 1250m)	↑		L	LT	R	D	R	LA
			Between 5 and 15 minute walk (416m and 1250m)		Residents of any development of this site would be in reasonable walking distance of a full range of health and leisure facilities.							

activities and health services.			5 minute walk or less (415m or less)									
	Leisure Centre		Further than 15 minute walk (1251m+)	Between 10 and 15 minute walk (831m and 1250m)								
			Between 10 and 15 minute walk (831m and 1250m)									
			10 minute walk or less (830m or less)									
	Children's Play Area		Further than 10 minute walk (831m+)	Between 5 and 10 minute walk (416m and 830m)								
			Between 5 and 10 minute walk (416m and 830m)									
			5 minute walk or less (415m or less)									
	Informal Recreation/ Natural Green Space		Further than 15 minute walk (1251m+)	10 minute walk or less								
			Between 10 and 15 minute walk (831m and 1250m)									
			10 minute walk or less (830m or less)									
	Formal Outdoor		Further than 15	10 minute walk or less								

		Recreation (Playing Pitches)	minute walk (1251m+)							
			Between 10 and 15 minute walk (831m and 1250m)							
			10 minute walk or less (830m or less)							
	Is the development in an area where the health and wellbeing of future or existing residents is likely to be affected by noise or air pollution or odours?	Yes near to an air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that cannot be mitigated	No development is not near to any uses likely to affect health and wellbeing of future or existing residents.							
		Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that can be mitigated								
		No development is not near to any uses likely to affect health and wellbeing of future or existing residents.								
10) To conserve and enhance the historic environment, heritage assets and their setting and improve understanding and enjoyment of local cultural heritage.	Would development affect the setting and/or significance of a Designated heritage Asset? (Listed Building, Scheduled Monument, Conservation Area, Historic Parkland etc)	Yes the impact could not be mitigated through careful design of the development	No impact on the setting and/or significance of a designated heritage asset.	↑↑	U	LT	P	D	I	SB
		Yes but there is scope to mitigate the impact through careful design and layout of the development		Development of this site will have no impact on the historic environment or heritage assets						
		No impact on the setting and/or significance of a designated heritage asset. Development will enhance or better reveal elements which contribute to the significance of the heritage asset.								
	Would development affect the character and	Yes the impact could not be mitigated through careful design of the development	No impact on the character and appearance of the Conservation Area.							

	how the development will provide education and training opportunities for the local population										
16) To maintain and enhance provision of infrastructure including local services and community facilities to ensure needs can be met locally.	Does the site have good connectivity to facilities and services?	Town Centre	<p>Further than 20 minute walk (1661m +)</p> <p>Between 10 and 20 minute walk (831m and 1659m)</p> <p>10 minute walk or less (830m or less)</p>	Between 10 and 20 minute walk (831m and 1659m)	<p>N</p> <p>A range of facilities and services are within a mixed walking distance of the proposed site.</p>	L	LT	P	D	R	LA
Primary School	<p>Further than 15 minute walk (1251m+)</p> <p>Between 5 and 15 minute walk (416m and 1250m)</p> <p>5 minute walk or less (415m or less)</p>	Between 5 and 15 minute walk (416m and 1250m)									
Secondary School	<p>Further than 20 minute walk (1661m+)</p> <p>Between 10 and 20 minute walk (831m)</p>	Between 10 and 20 minute walk (831m and 1660m)									

			and 1660m)								
			10 minute walk or less (830m or less)								
		Village Hall	Further than 15 minute walk (1251m+)	Between 10 and 15 minute walk (831m and 1250m)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
		Employment Areas	Further than 20 minute walk (1660m+)	Between 10 and 20 minute walk (831m and 1659m)							
			Between 10 and 20 minute walk (831m and 1659m)								
			Less than 10 minute walk (829m or less)								
		Convenience Store	Further than 10 minute walk (831m+)	Further than 10 minute walk (831m+)							
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								

17) To encourage vibrant communities that participate in decision making	Is the proposed site in close proximity to the existing settlement with connectivity to existing housing?	<p>No the site is over 1200m from the nearest housing with limited scope to provide direct connectivity</p> <p>The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity</p> <p>The site is less than 400m from the nearest housing area with direct links available</p>	The site is less than 400m from the nearest housing area with direct links available	<p>↑↑</p> <p>Site is in close proximity to existing housing with direct links available</p>	L	ST	P	D	R	SB
18) To protect and enhance water resources, water quality and water availability	Is the site within a Groundwater Source Protection Zone 1, 2 or 3?	<p>Yes, Zone 1 and employment allocation</p> <p>Yes, Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment.</p> <p>No not within a Groundwater Protection Zone</p>	No not within a Groundwater Protection Zone	<p>↑↑</p> <p>Development of this site will not affect water quality or availability</p>	U	LT	P	I	R	SB
	Will development of the proposed site affect any sensitive water receptors?	<p>Yes and impact unable to be mitigated</p> <p>Yes impact can be mitigated</p> <p>No the development will not affect any sensitive water receptors</p>	No the development will not affect any sensitive water receptors							
19) To reduce the risk of flooding from all sources, both now and in the future	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	<p>Yes, extremely significant (Flood Zone 3b)</p> <p>A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding</p> <p>Site does not fall within a flood zone and has minimal or no risk of surface water flooding</p>	Part of the site is at risk of surface water flooding	<p>+/-</p> <p>Development of this site may increase the risk of flooding as small parts are at high risk of surface water flooding, although development can likely be avoided / mitigated in these locations.</p>	L	LT	P	D	R	SB
	Will development of the proposed	Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.	Yes, all new development could be considered to lead to an increase in the risk							

	site increase the risk of flooding?	Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.	of flooding due to materials used but situation could be managed through mitigation/ avoidance.						
		No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.							
	Can any increase in risk of flooding be mitigated?	No	Yes						
		Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.							
		Yes							
		Not applicable green above							

Summary of Sustainability Appraisal:

A greenfield site to the north east of Catterick Garrison, which has mixed levels of pedestrian access to recreation, facilities and services (objectives 9 and 16). Performs well against objectives 3, 10, 11, 17 and 18. Mitigation will be required in relation to objective 1, 5, 8 and 19 in relation to biodiversity, green infrastructure corridor, surface water flooding and landscape character.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
362	Land East of Richmond Road	Hipswell	4.87	Housing						
Context: This is an MOD owned greenfield site used as a formal recreation area. Wooded area and grazing land (site 361) to the north, Gaza barracks to the south, woodland to the east and Richmond Road with housing and farmland (site 363) to the west.										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones. No harm likely	+/- The development of this site has potential to impact upon certain elements of biodiversity and geo-diversity and mitigation and enhancement measures will be necessary. Further assessment required.	L	ST	P	D	I	SB
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact								
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	There are SINCs immediately adjoining the site to the east of the site (Park Wood, Hipswell) and circa. 450m to the north west of the site (West Wood) but harm could be mitigated through creation of buffer to Park Wood and measure to prevent recreational access.							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated							
		Yes potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site fragment habitats?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated through design and retention of tree belts and hedgerows and							
		Yes potentially but harm can be mitigated								
		No or opportunities to enhance								

			creation of corridors across site.							
	Would development of the site impact upon Ancient Woodland, Veteran Trees or Tree subject to a preservation order (TPO)?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated through retention							
		Yes potentially but harm can be mitigated								
		No								
	Is the development within, or does it impact on, a mineral safeguarding area?	Yes and impact cannot be mitigated	No							
		Yes but impact can likely be mitigated								
		No								
2) The prudent and efficient use of natural resources by minimising waste and re-using and recycling natural resources and materials locally	Not applicable at site level insufficient information available. This will be addressed at the application stage through the Local Plan Sustainable Development Chapter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3) To ensure a sustainable transport network which encourages the use of public transport, cycling and walking which minimises traffic congestion and improves air quality	Does the site link to footpath and cycle routes?	No or poor links with no prospect of improving connectivity or creating new routes/paths	Yes, there is a public foot and cycle path along the western boundary of the site.	↑↑ This site has access to an existing foot and cycle network. The site also has excellent access to existing bus routes.	L	ST	P	D	R	LA
	No, but potential for new links to both footpaths and cycle paths and PROW									
	Yes, already well connected or very little off site works required to connect to the existing network.									

	Does the site have good connectivity to public transport (proximity to bus stop)?	<p>No over 1200m</p> <p>Between 401 and 1200m</p> <p>Yes less than 400m</p>	Yes there are numerous bus stops less than 400m from the site.							
4) To make the most efficient use of land through optimising opportunities for the re-use of existing buildings and brownfield land.	Does the development re-use previously developed land?	<p>No 0-25% of site is previously developed</p> <p>Yes 26-75% is previously developed</p> <p>Yes 76-100% is previously developed</p>	No 0-25% of site is previously developed	+/- Site is greenfield, recreation land. Development of this site is likely to be able to make relatively efficient use of land and unlikely to be any significant contamination or ground condition issues on site.	L	ST	P	D	I	SB
	Could the development make efficient use of land?	<p>No development at 0-20 dwellings per hectare</p> <p>Development at 21-29 dwellings per hectare</p> <p>Yes development likely to be at 30+ dwellings per hectare</p>	Development at 21-29 dwellings per hectare							
	Is the site potentially subject to ground condition or contamination issues?	<p>Yes contamination or ground conditions unlikely to be mitigated through development</p> <p>Yes but contamination or ground conditions can be mitigated through development</p> <p>No contamination or ground issues known</p>	No contamination or ground issues known							
	Would development of the site result in the loss of best and most versatile agricultural land?	<p>Yes loss of grades 1,2 and 3a land</p> <p>Yes loss of 3b, 4 and 5 grade agricultural land</p> <p>No previously developed or non-agricultural</p>	No non-agricultural							
5) To provide a good quality built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable	Will development of the proposed site impact upon existing green infrastructure corridors?	<p>Yes it will result in significant impact/loss of green infrastructure corridor</p> <p>Possible impact which can be mitigated through re-provision</p> <p>No impact on existing green infrastructure corridor or potential</p>	Yes this development would result in the loss of a recreation area. There may also be a possible impact on existing green corridors however this can be mitigated through re-provision	↓ The potential residential development of this site would result in the loss of a recreation area. It does have potential to	L	LT	P	D	I	SB

	be of a high quality and reflective of its context and immediate setting.									
7) To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions	Is the proposed site in a location where the new development can likely be resilient to climate change?	<p>No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable</p> <p>Possibly, certain issues exist partly in (floodzone 2/3, partial risk of surface water flooding, largely south facing) but likely to be mitigated through development</p> <p>Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change</p>	Small north western part of site boundary at risk of surface water flooding although development can be avoided in this location.	N The site is in a location where development can be developed to be resilient to climate change through avoidance of development in areas at risk of surface water flooding.	L	LT	P	D	R	SB
8) To maintain and enhance the quality and character of the landscape and protect the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas and other protected areas.	Will the proposed development impact upon the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas	<p>Yes the proposed development will impact upon the special qualities and setting of these protected landscapes</p> <p>A potential impact that could likely be mitigated</p> <p>No impact on the setting and special qualities of these protected landscapes</p>	No impact on the setting and special qualities of these protected landscapes	↑ The development of this site will not impact upon the setting of any protected landscapes and although it could impact on the setting and character of Catterick Garrison this can be mitigated. It is not located in a settlement gap.	L	LT	P	D	I	SB
	Is the site prominent in any significant views towards a settlement?	<p>Yes the proposed development of this site will have a negative impact on significant views which cannot be mitigated</p> <p>Yes, but through careful and sensitive design and</p>	No the site is not prominent in any significant views towards a settlement							

		layout of the proposed development the impact can be reduced										
		No the site is not prominent in any significant views towards a settlement										
	Will the proposed development impact on the form and character of a settlement?	Yes significant impact that could not be mitigated through careful design	The proposed site on one of the main approaches contributes to the rural, leafy character of this part of the Garrison which development will impact upon but this could be mitigated through careful design and layout and retention/enhancement of tree and hedgerow boundaries.									
		The proposed development has potential to impact but this could be mitigated through careful design and layout										
		No development of the site would not negatively impact on the form and character of a settlement and could form a natural extension or infill										
	Is the site located in any identified settlement gaps?	Yes the site is within an identified settlement gap and development of this site would significantly affect its purpose	No the proposed site is not located within an identified settlement gap.									
		The proposed development is partly within and could be designed in a way to enhance the purpose of the settlement gap										
		No the proposed site is not located within an identified settlement gap or its development would enhance the purpose of the settlement gap.										
9) To improve health and wellbeing by ensuring all groups of the population have access to adequate leisure facilities, recreational	Does the proposed site have good access to recreational and health facilities?	Doctors	Further than 15 minute walk (1251m+)	Between 5 and 15 minute walk (416m and 1250m)	↑		L	LT	R	D	R	LA
			Between 5 and 15 minute walk (416m and 1250m)		Residents of any development of this site would be in reasonable walking distance of a full range of health and leisure facilities.							

activities and health services.			5 minute walk or less (415m or less)								
	Leisure Centre		Further than 15 minute walk (1251m+)	Between 10 and 15 minute walk (831m and 1250m)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
	Children's Play Area		Further than 10 minute walk (831m+)	Between 5 and 10 minute walk (416m and 830m)							
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								
	Informal Recreation/ Natural Green Space		Further than 15 minute walk (1251m+)	10 minute walk or less							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
	Formal Outdoor		Further than 15	10 minute walk or less							

		Recreation (Playing Pitches)	minute walk (1251m+)							
			Between 10 and 15 minute walk (831m and 1250m)							
			10 minute walk or less (830m or less)							
	Is the development in an area where the health and wellbeing of future or existing residents is likely to be affected by noise or air pollution or odours?	Yes near to an air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that cannot be mitigated	No development is not near to any uses likely to affect health and wellbeing of future or existing residents.							
		Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that can be mitigated								
		No development is not near to any uses likely to affect health and wellbeing of future or existing residents.								
10) To conserve and enhance the historic environment, heritage assets and their setting and improve understanding and enjoyment of local cultural heritage.	Would development affect the setting and/or significance of a Designated heritage Asset? (Listed Building, Scheduled Monument, Conservation Area, Historic Parkland etc)	Yes the impact could not be mitigated through careful design of the development	No impact on the setting and/or significance of a designated heritage asset.	↑↑	U	LT	P	D	I	SB
		Yes but there is scope to mitigate the impact through careful design and layout of the development		Development of this site will have no impact on the historic environment or heritage assets						
		No impact on the setting and/or significance of a designated heritage asset. Development will enhance or better reveal elements which contribute to the significance of the heritage asset.								
	Would development affect the character and	Yes the impact could not be mitigated through careful design of the development	No impact on the character and appearance of the Conservation Area.							

	how the development will provide education and training opportunities for the local population										
16) To maintain and enhance provision of infrastructure including local services and community facilities to ensure needs can be met locally.	Does the site have good connectivity to facilities and services?	Town Centre	<p>Further than 20 minute walk (1661m +)</p> <p>Between 10 and 20 minute walk (831m and 1659m)</p> <p>10 minute walk or less (830m or less)</p>	10 minute walk or less	<p>↑</p> <p>A range of facilities and services are within reasonable walking distance of the proposed site.</p>	L	LT	P	D	R	LA
Primary School	<p>Further than 15 minute walk (1251m+)</p> <p>Between 5 and 15 minute walk (416m and 1250m)</p> <p>5 minute walk or less (415m or less)</p>	Between 5 and 15 minute walk (416m and 1250m)									
Secondary School	<p>Further than 20 minute walk (1661m+)</p> <p>Between 10 and 20 minute walk (831m)</p>	Between 10 and 20 minute walk (831m and 1660m)									

17) To encourage vibrant communities that participate in decision making	Is the proposed site in close proximity to the existing settlement with connectivity to existing housing?	No the site is over 1200m from the nearest housing with limited scope to provide direct connectivity	The site is less than 400m from the nearest housing area with direct links available	↑↑ Site is in close proximity to existing housing with direct links available	L	ST	P	D	R	SB
		The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity								
		The site is less than 400m from the nearest housing area with direct links available								
18) To protect and enhance water resources, water quality and water availability	Is the site within a Groundwater Source Protection Zone 1, 2 or 3?	Yes, Zone 1 and employment allocation	No not within a Groundwater Protection Zone	↑↑ Development of this site will not affect water quality or availability	U	LT	P	I	R	SB
		Yes, Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment.								
		No not within a Groundwater Protection Zone								
	Will development of the proposed site affect any sensitive water receptors?	Yes and impact unable to be mitigated	No the development will not affect any sensitive water receptors							
		Yes impact can be mitigated								
		No the development will not affect any sensitive water receptors								
19) To reduce the risk of flooding from all sources, both now and in the future	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Yes, extremely significant (Flood Zone 3b)	Part of the site is at risk of surface water flooding	+/- Development of this site may increase the risk of flooding as small parts are at high risk of surface water flooding, although development can likely be avoided / mitigated in these locations.	L	LT	P	D	R	SB
		A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding								
		Site does not fall within a flood zone and has minimal or no risk of surface water flooding								
	Will development of the proposed	Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.	Yes, all new development could be considered to lead to an increase in the risk							

	site increase the risk of flooding?	Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.	of flooding due to materials used but situation could be managed through mitigation/ avoidance.						
		No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.							
	Can any increase in risk of flooding be mitigated?	No	Yes						
		Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.							
	Yes								
	Not applicable green above								

Summary of Sustainability Appraisal:

A greenfield site to the north east of Catterick Garrison Town Centre, which is generally well related to recreation, facilities and services (objectives 9 and 16). Performs well against objectives 3, 10, 11, 17 and 18. Mitigation will be required in relation to objective 1, 5, 8 and 19 in relation to biodiversity, green infrastructure corridor, surface water flooding and landscape character.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
363	Land South of Jutland Road	Hipswell	3.40	Housing						
Context: This is an MOD owned greenfield site used as arable farmland with a small grazing paddock in the northern part. Housing and Jutland road to the North with recreation area and tree belts to south and west. Richmond Road to east with Gaza Barracks beyond.										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones. No harm likely	+/- The development of this site has potential to impact upon certain elements of biodiversity and geo-diversity and mitigation and enhancement measures will be necessary. Further assessment required.	L	ST	P	D	I	SB
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact								
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	There are SINCs to the east of the site (Park Wood, Hipswell) circa. 350m and circa. 450m to the north west of the site (West Wood) but harm could be mitigated.							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated							
		Yes potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site fragment habitats?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated through design and retention of tree belts and hedgerows and creation of corridors across site.							
		Yes potentially but harm can be mitigated								
		No or opportunities to enhance								
Would development of	Yes and harm cannot be mitigated									

	the site impact upon Ancient Woodland, Veteran Trees or Tree subject to a preservation order (TPO)?	Yes potentially but harm can be mitigated	Yes potentially but harm can be mitigated through retention							
	Is the development within, or does it impact on, a mineral safeguarding area?	No								
		Yes and impact cannot be mitigated	No							
		Yes but impact can likely be mitigated								
	No									
2) The prudent and efficient use of natural resources by minimising waste and re-using and recycling natural resources and materials locally	Not applicable at site level insufficient information available. This will be addressed at the application stage through the Local Plan Sustainable Development Chapter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3) To ensure a sustainable transport network which encourages the use of public transport, cycling and walking which minimises traffic congestion and improves air quality	Does the site link to footpath and cycle routes?	No or poor links with no prospect of improving connectivity or creating new routes/paths	Yes, there is a public foot and cycle path along the eastern boundary of the site.	↑↑	L	ST	P	D	R	LA
		No, but potential for new links to both footpaths and cycle paths and PROW		This site has access to an existing foot and cycle network. The site also has excellent access to existing bus routes.						
	Does the site have good connectivity to public transport	Yes, already well connected or very little off site works required to connect to the existing network.								
		No over 1200m	Yes there are numerous bus stops less than 400m from the site.							
		Between 401 and 1200m								

	(proximity to bus stop)?	Yes less than 400m								
4) To make the most efficient use of land through optimising opportunities for the re-use of existing buildings and brownfield land.	Does the development re-use previously developed land?	No 0-25% of site is previously developed	No 0-25% of site is previously developed	+/- Site is greenfield, farmland. Development of this site is likely to be able to make relatively efficient use of land and unlikely to be any significant contamination or ground condition issues on site.	L	ST	P	D	I	SB
		Yes 26-75% is previously developed								
		Yes 76-100% is previously developed								
	Could the development make efficient use of land?	No development at 0-20 dwellings per hectare	Development at 21-29 dwellings per hectare							
		Development at 21-29 dwellings per hectare								
		Yes development likely to be at 30+ dwellings per hectare								
	Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development	No contamination or ground issues known							
		Yes but contamination or ground conditions can be mitigated through development								
		No contamination or ground issues known								
	Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land	Yes loss of 3b, 4 and 5 grade agricultural land							
		Yes loss of 3b, 4 and 5 grade agricultural land								
		No previously developed or non-agricultural								
5) To provide a good quality built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable design and construction, incorporating energy and water	Will development of the proposed site impact upon existing green infrastructure corridors?	Yes it will result in significant impact/loss of green infrastructure corridor	There may be a possible impact on existing green infrastructure corridors however this can be mitigated through re-provision and enhancement of the existing corridors.	↑ The potential residential development of this site has potential to enhance the green infrastructure corridor, is well related to it and is compatible	L	LT	P	D	I	SB
		Possible impact which can be mitigated through re-provision								
		No impact on existing green infrastructure corridor or potential significant enhancement of them.								
	Is the proposed site well	No and limited opportunities to create link	Yes the site is well related and connected							

7) To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions	Is the proposed site in a location where the new development can likely be resilient to climate change?	No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable	Small northern and western parts of site boundary at risk of surface water flooding although development can be avoided in this location.	N The site is in a location where development can be developed to be resilient to climate change through avoidance of development in very small areas at risk of surface water flooding.	L	LT	P	D	R	SB
8) To maintain and enhance the quality and character of the landscape and protect the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas and other protected areas.	Will the proposed development impact upon the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas	Yes the proposed development will impact upon the special qualities and setting of these protected landscapes	No impact on the setting and special qualities of these protected landscapes	↑ The development of this site will not impact upon the setting of any protected landscapes and although it could impact on the setting and character of Catterick Garrison this can be mitigated. It is not located in a settlement gap.	L	LT	P	D	I	SB
Is the site prominent in any significant views towards a settlement?	Yes the proposed development of this site will have a negative impact on significant views which cannot be mitigated	No the site is not prominent in any significant views towards a settlement								
	Possibly, certain issues exist partly in (floodzone 2/3, partial risk of surface water flooding, largely south facing) but likely to be mitigated through development									
	Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change									

		significant views towards a settlement									
	Will the proposed development impact on the form and character of a settlement?	Yes significant impact that could not be mitigated through careful design		The proposed site on one of the main approaches contributes to the rural, leafy character of this part of the Garrison which development will impact upon but this could be mitigated through careful design and layout and retention/enhancement of tree and hedgerow boundaries.							
		The proposed development has potential to impact but this could be mitigated through careful design and layout									
		No development of the site would not negatively impact on the form and character of a settlement and could form a natural extension or infill									
	Is the site located in any identified settlement gaps?	Yes the site is within an identified settlement gap and development of this site would significantly affect its purpose		No the proposed site is not located within an identified settlement gap.							
		The proposed development is partly within and could be designed in a way to enhance the purpose of the settlement gap									
		No the proposed site is not located within an identified settlement gap or its development would enhance the purpose of the settlement gap.									
9) To improve health and wellbeing by ensuring all groups of the population have access to adequate leisure facilities, recreational activities and health services.	Does the proposed site have good access to recreational and health facilities?	Doctors	Further than 15 minute walk (1251m+)	Between 5 and 15 minute walk (416m and 1250m)	↑	L	LT	R	D	R	LA
			Between 5 and 15 minute walk (416m and 1250m)								
			5 minute walk or less (415m or less)								
		Leisure Centre	Further than 15								

			<p>minute walk (1251m+)</p> <p>Between 10 and 15 minute walk (831m and 1250m)</p> <p>10 minute walk or less (830m or less)</p>	Between 10 and 15 minute walk (831m and 1250m)							
		Children's Play Area	<p>Further than 10 minute walk (831m+)</p> <p>Between 5 and 10 minute walk (416m and 830m)</p> <p>5 minute walk or less (415m or less)</p>	5 minute walk or less							
		Informal Recreation/ Natural Green Space	<p>Further than 15 minute walk (1251m+)</p> <p>Between 10 and 15 minute walk (831m and 1250m)</p> <p>10 minute walk or less (830m or less)</p>	10 minute walk or less							
		Formal Outdoor Recreation (Playing Pitches)	<p>Further than 15 minute walk (1251m+)</p> <p>Between 10 and 15 minute</p>	10 minute walk or less							

		walk (831m and 1250m) 10 minute walk or less (830m or less)								
	Is the development in an area where the health and wellbeing of future or existing residents is likely to be affected by noise or air pollution or odours?	Yes near to an air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that cannot be mitigated Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that can be mitigated No development is not near to any uses likely to affect health and wellbeing of future or existing residents.	No development is not near to any uses likely to affect health and wellbeing of future or existing residents.							
10) To conserve and enhance the historic environment, heritage assets and their setting and improve understanding and enjoyment of local cultural heritage.	Would development affect the setting and/or significance of a Designated heritage Asset? (Listed Building, Scheduled Monument, Conservation Area, Historic Parkland etc)	Yes the impact could not be mitigated through careful design of the development Yes but there is scope to mitigate the impact through careful design and layout of the development No impact on the setting and/or significance of a designated heritage asset. Development will enhance or better reveal elements which contribute to the significance of the heritage asset.	No impact on the setting and/or significance of a designated heritage asset.	↑↑ Development of this site will have no impact on the historic environment or heritage assets	U	LT	P	D	I	SB
	Would development affect the character and appearance of a Conservation Area?	Yes the impact could not be mitigated through careful design of the development Yes but there is scope to mitigate the impact through careful design and layout of the development No impact on the character and appearance	No impact on the character and appearance of the Conservation Area.							

	the local population										
16) To maintain and enhance provision of infrastructure including local services and community facilities to ensure needs can be met locally.	Does the site have good connectivity to facilities and services?	Town Centre	Further than 20 minute walk (1661m +) Between 10 and 20 minute walk (831m and 1659m) 10 minute walk or less (830m or less)	10 minute walk or less	↑ A range of facilities and services are within reasonable walking distance of the proposed site.	L	LT	P	D	R	LA
		Primary School	Further than 15 minute walk (1251m+) Between 5 and 15 minute walk (416m and 1250m) 5 minute walk or less (415m or less)	5 minute walk or less							
		Secondary School	Further than 20 minute walk (1661m+) Between 10 and 20 minute walk (831m	Between 10 and 20 minute walk (831m and 1660m)							

17) To encourage vibrant communities that participate in decision making	Is the proposed site in close proximity to the existing settlement with connectivity to existing housing?	<p>No the site is over 1200m from the nearest housing with limited scope to provide direct connectivity</p> <p>The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity</p> <p>The site is less than 400m from the nearest housing area with direct links available</p>	The site is less than 400m from the nearest housing area with direct links available	<p>↑↑</p> <p>Site is in close proximity to existing housing with direct links available</p>	L	ST	P	D	R	SB
18) To protect and enhance water resources, water quality and water availability	Is the site within a Groundwater Source Protection Zone 1, 2 or 3?	<p>Yes, Zone 1 and employment allocation</p> <p>Yes, Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment.</p> <p>No not within a Groundwater Protection Zone</p>	No not within a Groundwater Protection Zone	<p>↑↑</p> <p>Development of this site will not affect water quality or availability</p>	U	LT	P	I	R	SB
	Will development of the proposed site affect any sensitive water receptors?	<p>Yes and impact unable to be mitigated</p> <p>Yes impact can be mitigated</p> <p>No the development will not affect any sensitive water receptors</p>	No the development will not affect any sensitive water receptors							
19) To reduce the risk of flooding from all sources, both now and in the future	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	<p>Yes, extremely significant (Flood Zone 3b)</p> <p>A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding</p> <p>Site does not fall within a flood zone and has minimal or no risk of surface water flooding</p>	Part of the site is at risk of surface water flooding	<p>+/-</p> <p>Development of this site may increase the risk of flooding as small parts are at high risk of surface water flooding, although development can likely be avoided / mitigated in these locations.</p>	L	LT	P	D	R	SB
	Will development of the proposed	Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.	Yes, all new development could be considered to lead to an increase in the risk							

	site increase the risk of flooding?	Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.	of flooding due to materials used but situation could be managed through mitigation/ avoidance.						
		No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.							
	Can any increase in risk of flooding be mitigated?	No	Yes						
		Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.							
	Yes								
	Not applicable green above								

Summary of Sustainability Appraisal:

A greenfield site to the north east of Catterick Garrison Town Centre, which is generally well related to recreation, facilities and services (objectives 9 and 16). Performs well against objectives 3, 10, 11, 17 and 18. Mitigation will be required in relation to objective 1, 5, 8 and 19 in relation to biodiversity, green infrastructure corridor, surface water flooding and landscape character.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
371	Former Duchess of Kent Hospital	Scotton	5.82	Housing						
Context: This is a cleared brownfield site which previously sited a Hospital. Tree Belt and Catterick Road to the North and Horne Road to the East. Previously developed land and grassed areas to the South and Primary School and Nursery to the east.										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones. No harm likely	+/-	L	LT	P	D	I	LA
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact								
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	No							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated							
		Yes potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site fragment habitats?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated through design and retention/ replacement of trees							
		Yes potentially but harm can be mitigated								
		No or opportunities to enhance								
	Would development of the site impact upon Ancient Woodland, Veteran Trees or Tree subject to a preservation order (TPO)?	Yes and harm cannot be mitigated	Yes potentially some veteran trees but harm can be mitigated through retention							
		Yes potentially but harm can be mitigated								
		No								

	Is the development within, or does it impact on, a mineral safeguarding area?	Yes and impact cannot be mitigated Yes but impact can likely be mitigated No	No							
2) The prudent and efficient use of natural resources by minimising waste and re-using and recycling natural resources and materials locally	Not applicable at site level insufficient information available. This will be addressed at the application stage through the Local Plan Sustainable Development Chapter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3) To ensure a sustainable transport network which encourages the use of public transport, cycling and walking which minimises traffic congestion and improves air quality	Does the site link to footpath and cycle routes?	No or poor links with no prospect of improving connectivity or creating new routes/paths No, but potential for new links to both footpaths and cycle paths and PROW Yes, already well connected or very little off site works required to connect to the existing network.	Yes, already well connected or very little off site works required to connect to the existing network.	↑↑ This site adjoins an existing foot/cycle path and would require little off-site works to connect to them. Site is very close to existing bus stop.	L	LT	R	I	R	LA
	Does the site have good connectivity to public transport (proximity to bus stop)?	No over 1200m Between 401 and 1200m Yes less than 400m	Yes less than 400m							
4) To make the most efficient use of land through optimising opportunities for the re-use of existing buildings and brownfield land.	Does the development re-use previously developed land?	No 0-25% of site is previously developed Yes 26-75% is previously developed Yes 76-100% is previously developed	Yes 76-100% is previously developed	↑↑ Site is previously developed. Development of this site is likely to be able to make efficient use of land and any ground/contamination	L	LT	P	I	I	SB
	Could the development make efficient use of land	No development at 0-20 dwellings per hectare Development at 21-29 dwellings per hectare	Yes development likely to be at 30+ dwellings per hectare							

		Yes development likely to be at 30+ dwellings per hectare		issues likely to be mitigatable							
	Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development	Yes but contamination or ground conditions can be mitigated through development								
		Yes but contamination or ground conditions can be mitigated through development									
		No contamination or ground issues known									
	Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land	No previously developed or non-agricultural								
		Yes loss of 3b, 4 and 5 grade agricultural land									
		No previously developed or non-agricultural									
5) To provide a good quality built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable design and construction, incorporating energy and water conservation measures, waste recycling facilities and increased use of sustainable materials.	Will development of the proposed site impact upon existing green infrastructure corridors?	Yes it will result in significant impact/loss of green infrastructure corridor	No impact on existing green infrastructure corridor and potential to significantly enhance neighbouring one.	↑ The impact of the potential development of this site on the green infrastructure corridor can be mitigated through retention and it is well connected to existing green infrastructure corridor. It is compatible with surrounding land uses.	L	LT	P	D	R	LA	
		Possible impact which can be mitigated through re-provision									
		No impact on existing green infrastructure corridor or potential significant enhancement of them.									
	Is the proposed site well connected to existing green infrastructure corridors?	No and limited opportunities to create link	Yes the site is well related and connected to existing green infrastructure corridor								
		Not directly linked but likely to be possible to create one									
		Yes the site is well related and connected to existing green infrastructure corridor									
	Is the proposed preferred use for the site appropriate to the land uses of the surrounding land (north, south, east, and west)?	No, site is surrounded by uses not compliant with the proposed use and nuisance cannot be mitigated.	Yes same use or no nuisance caused								
		No but nuisance can be mitigated									
		Yes same use or no nuisance caused									

	Is the development in an area where amenity is likely to be affected by noise or pollution to new or existing residents?	<p>Yes adjacent to an industrial, farming or noise generating activity that cannot be mitigated</p> <p>Some uses that may affect amenity but likely to be mitigated against</p> <p>No development is not near to any uses likely to affect amenity</p>	No development is not near to any uses likely to affect amenity							
6) To ensure the creation of high quality, contextual buildings and places in which to live and work	N/A – It is not possible to apply this objective at the site assessment stage as the detailed design of a development will be provided and determined at the planning application stage. Policies in the Local Plan will require the design of development to be of a high quality and reflective of its context and immediate setting.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7) To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions	Is the proposed site in a location where the new development can likely be resilient to climate change?	<p>No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable</p> <p>Possibly, certain issues exist partly in (floodzone 2/3, partial risk of surface water flooding, largely south facing) but likely to be migrated through development</p> <p>Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change</p>	Possibly small sections of site at 1 in 30 yr surface water flood risk although development can be avoided/mitigated in that area to be developed to be resilient to climate change.	+/-	L	LT	T	D	R	LA

8) To maintain and enhance the quality and character of the landscape and protect the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas and other protected areas.	Will the proposed development impact upon the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas	Yes the proposed development will impact upon the special qualities and setting of these protected landscapes	No impact on the setting and special qualities of these protected landscapes	↑↑ The development of this site will not impact upon the setting of any protected landscapes or on the setting or character of Catterick Garrison. It is not located in a settlement gap.	L	ST	P	D	I	LA
		A potential impact that could likely be mitigated								
		No impact on the setting and special qualities of these protected landscapes								
	Is the site prominent in any significant views towards a settlement?	Yes the proposed development of this site will have a negative impact on significant views which cannot be mitigated	No the site is not prominent in any significant views towards a settlement							
		Yes, but through careful and sensitive design and layout of the proposed development the impact can be reduced								
		No the site is not prominent in any significant views towards a settlement								
	Will the proposed development impact on the form and character of a settlement?	Yes significant impact that could not be mitigated through careful design	No development of the site would not negatively impact on the form and character of a settlement and could form a natural infill and redevelopment of previously developed site.							
		The proposed development has potential to impact but this could be mitigated through careful design and layout								
		No development of the site would not negatively impact on the form and character of a settlement and could form a natural extension or infill								
	Is the site located in any identified settlement gaps?	Yes the site is within an identified settlement gap and development of this site would significantly affect its purpose	No the proposed site is not located within an identified settlement gap.							
		The proposed development is partly within and could be designed in a way to								

		enhance the purpose of the settlement gap									
		No the proposed site is not located within an identified settlement gap or its development would enhance the purpose of the settlement gap.									
9) To improve health and wellbeing by ensuring all groups of the population have access to adequate leisure facilities, recreational activities and health services.	Does the proposed site have good access to recreational and health facilities?	Doctors	Further than 15 minute walk (1251m+)	Between 5 and 15 minute walk (416m and 1250m)	+/- Site is in a location which will not adversely impact upon health and wellbeing and has mixed accessibility to leisure, health and recreational facilities.	L	LT	P	I	R	LA
			Between 5 and 15 minute walk (416m and 1250m)								
			5 minute walk or less (415m or less)								
		Leisure Centre	Further than 15 minute walk (1251m+)	Further than 15 minute walk (1251m+)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
		Children's Play Area	Further than 10 minute walk (831m+)	Between 5 and 10 minute walk (416m and 830m)							
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less								

			(415m or less)								
		Informal Recreation/ Natural Green Space	Further than 15 minute walk (1251m+)	10 minute walk or less (830m or less)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
		Formal Outdoor Recreation (Playing Pitches)	Further than 15 minute walk (1251m+)	10 minute walk or less (830m or less)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
	Is the development in an area where the health and wellbeing of future or existing residents is likely to be affected by noise or air pollution or odours?		Yes near to an air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that cannot be mitigated	No development is not near to any uses likely to affect health and wellbeing of future or existing residents.							
			Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that can be mitigated								
			No development is not near to any uses likely to affect health and wellbeing of future or existing residents.								

10) To conserve and enhance the historic environment, heritage assets and their setting and improve understanding and enjoyment of local cultural heritage.	Would development affect the setting and/or significance of a Designated heritage Asset? (Listed Building, Scheduled Monument, Conservation Area, Historic Parkland etc)	Yes the impact could not be mitigated through careful design of the development	No impact on the setting and/or significance of a designated heritage asset.	↑↑ Development of this site will have no impact on the historic environment or heritage assets	U	LT	P	U	I	LA
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the setting and/or significance of a designated heritage asset. Development will enhance or better reveal elements which contribute to the significance of the heritage asset.								
	Would development affect the character and appearance of a Conservation Area?	Yes the impact could not be mitigated through careful design of the development	No impact on the character and appearance of the Conservation Area.							
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the character and appearance of the Conservation Area. Development will enhance or better reveal elements which contribute to the character and appearance of the conservation area.								
	Would development affect the setting and/or significance of a non-designated heritage asset	Yes the impact could not be mitigated through careful design of the development	No impact on a non-designated heritage asset							
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the asset or development will enhance or better reveal elements which contribute to the significance of the non-designated heritage asset.								
11) To provide a mix of housing types and	Will the development provide an adequate overall mix of housing	All sites allocated for residential development are expected to meet	All sites allocated for residential development are	↑	L	LT	P	D	R	LA

tenures in order to ensure all have the opportunity to meet their housing needs in accommodation of adequate quality.	in terms of type, size and tenure to meet local needs?	Local Plan Policies on housing mix	expected to meet Local Plan Policies on housing mix	All sites allocated for residential development are expected to meet Local Plan Policies on housing mix and affordable housing and being a brownfield site likely to be less achievable.						
		N/A – Site is only being considered for employment purposes								
	Will development provide affordable housing of the appropriate amount, type, size and tenure?	All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements	All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements							
		Not applicable no affordable housing required or the site is only being considered for employment purposes								
12) To provide a reduction in crime and improve the perception of safety and security.	Not Applicable at site assessment stage. All development will be expected to achieve this at the planning application stage where Local Plan policies in this regard will be applied.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13) To provide a range of good quality employment opportunities available to all.	Will development of the proposed site create direct jobs?	N/A the proposed site is for housing development	N/A – Site being considered for Housing	N/A – Site being considered for Housing	N/A	N/A	N/A	N/A	N/A	N/A
		Possible mixed use site								
	Yes the site is proposed for employment use so direct job creation would be expected.									
Will the proposed development great good quality employment opportunities for all	N/A the proposed site is for housing development	N/A – Site being considered for Housing								
	Possibly the site is a mixed use site									
Yes the site is proposed for allocation as a high quality employment site										
14) To provide conditions which encourage economic growth, business success, diversification of existing	Will development of the proposed site encourage investment, economic growth and business diversification	N/A the proposed site is for housing development	N/A – Site being considered for Housing	N/A – Site being considered for Housing	N/A	N/A	N/A	N/A	N/A	N/A
		Possibly the site is mixed use so may offer some scope for growth, investment and diversification.								

enterprises and investment in both urban and rural locations.		Yes the site is proposed for employment uses and would encourage growth, diversification and investment in the local economy										
15) To provide education and training opportunities which build the skills and capacity of the population	This objective is not applicable for the site assessment appraisal. Local plan policies will encourage and expect applicants to demonstrate how the development will provide education and training opportunities for the local population	N/A			N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16) To maintain and enhance provision of infrastructure including local services and community facilities to ensure needs can be met locally.	Does the site have good connectivity to facilities and services?	Town Centre	Further than 20 minute walk (1661m +)	Between 10 and 20 minute walk (831m and 1659m)	↑ Site generally has good access to local services and community facilities being near to Le Cateau Primary School, White Shops, Secondary School and Employment Areas.	L	LT	R	D	R	LA	
			Between 10 and 20 minute walk (831m and 1659m)									
			10 minute walk or less (830m or less)									
	Primary School	Further than 15 minute walk (1251m+)	5 minute walk or less (415m or less)									
		Between 5 and 15 minute walk (416m and 1250m)										
		5 minute walk or less (415m or less)										
	Secondary School	Further than 20 minute	10 minute walk or less (830m or less)									

			walk (416m and 830m) 5 minute walk or less (415m or less)								
17) To encourage vibrant communities that participate in decision making	Is the proposed site in close proximity to the existing settlement with connectivity to existing housing?	No the site is over 1200m from the nearest housing with limited scope to provide direct connectivity The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity The site is less than 400m from the nearest housing area with direct links available	The site is less than 400m from the nearest housing area with direct links available	↑↑ The site is less than 400m from housing areas with direct links available	U	ST	P	I	R	LA	
18) To protect and enhance water resources, water quality and water availability	Is the site within a Groundwater Source Protection Zone 1, 2 or 3?	Yes, Zone 1 and employment allocation Yes, Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment. No not within a Groundwater Protection Zone	No not within a Groundwater Protection Zone	↑↑ Development of this site will not affect water quality or availability	U	LT	P	D	R	SB	
	Will development of the proposed site affect any sensitive water receptors?	Yes and impact unable to be mitigated Yes impact can be mitigated No the development will not affect any sensitive water receptors	No the development will not affect any sensitive water receptors								
19) To reduce the risk of flooding from all sources, both now and in the future	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Yes, extremely significant A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding	Small part of site is within a 1 in 30yr risk of surface water flooding	N Development of this site will not be at a high risk of fluvial or surface water flooding providing development is avoided/mitigated in the small parts of the site at high risk of	L	LT	P	D	R	LA	

		Site does not fall within a flood zone and has minimal or no risk of surface water flooding		surface water flooding.							
Will development of the proposed site increase the risk of flooding?		Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.	Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.								
		Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.									
Can any increase in risk of flooding be mitigated?		No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.	Yes								
		No									
		Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.									
		Yes									
		Not applicable green above									

Summary of Sustainability Appraisal:

A substantial brownfield site. Site has mixed but generally good levels of access to many facilities and services (objectives 9 and 15) and does have good accessibility to existing transport network (objective 3). Performs well against objectives 3, 8, 10, 17 and 18. Mitigation will be required in relation to objective 1 and 19 in relation to biodiversity habitat and surface water flood risk.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
376	Scotton Park	Scotton	8.51	Housing						
Context: This MOD site is currently grazing parkland and contains Scotton Hall. Wooded areas to the north and west. Military facilities to the south. Scotton Road to east with military facilities beyond.										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones. No harm likely	+/- The development of this site may impact upon certain elements of biodiversity and geo-diversity but potential to mitigate and retain/enhance habitat linkages across site.	L	LT	P	D	I	LA
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact								
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	No							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated							
		Yes potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site fragment habitats?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated							
		Yes potentially but harm can be mitigated								
		No or opportunities to enhance								
	Would development of the site impact upon Ancient Woodland, Veteran Trees or Tree subject to a	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated through retention.							
		Yes potentially but harm can be mitigated								
		No								

	preservation order (TPO)?									
	Is the development within, or does it impact on, a mineral safeguarding area?	Yes and impact cannot be mitigated	No							
		Yes but impact can likely be mitigated								
		No								
2) The prudent and efficient use of natural resources by minimising waste and re-using and recycling natural resources and materials locally	Not applicable at site level insufficient information available. This will be addressed at the application stage through the Local Plan Sustainable Development Chapter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3) To ensure a sustainable transport network which encourages the use of public transport, cycling and walking which minimises traffic congestion and improves air quality	Does the site link to footpath and cycle routes?	No or poor links with no prospect of improving connectivity or creating new routes/paths	Yes, already well connected and very little off site works required to connect to the existing network.	↑↑ This site directly adjoins existing foot and cycle paths and little off-site works required to connect to them. Site is close to existing bus stops.	L	LT	R	I	R	LA
		No, but potential for new links to both footpaths and cycle paths and PROW								
		Yes, already well connected or very little off site works required to connect to the existing network.								
	Does the site have good connectivity to public transport (proximity to bus stop)?	No over 1200m	Yes less than 400m							
	Between 401 and 1200m									
	Yes less than 400m									
4) To make the most efficient use of land through optimising opportunities for the re-use of existing	Does the development re-use previously developed land?	No 0-25% of site is previously developed	No 0-25% of site is previously developed	+/-	L	LT	P	I	I	SB
		Yes 26-75% is previously developed		Site is greenfield grazing parkland. Development of this site is likely to be able to make reasonably efficient use of land						
		Yes 76-100% is previously developed								
		No development at 0-20 dwellings per hectare								

buildings and brownfield land.	Could the development make efficient use of land	Development at 21-29 dwellings per hectare Yes development likely to be at 30+ dwellings per hectare	Development at 21-29 dwellings per hectare	and any ground/contamination issues likely to be mitigatable.						
	Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development	No contamination or ground issues known							
		Yes but contamination or ground conditions can be mitigated through development								
Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land	Yes loss of 3b, 4 and 5 grade agricultural land								
	Yes loss of 3b, 4 and 5 grade agricultural land									
	No previously developed or non-agricultural									
5) To provide a good quality built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable design and construction, incorporating energy and water conservation measures, waste recycling facilities and increased use of sustainable materials.	Will development of the proposed site impact upon existing green infrastructure corridors?	Yes it will result in significant impact/loss of green infrastructure corridor	Possible impact which can be mitigated through retention	↑ This site forms part of the green infrastructure corridor and the impact of the potential development of it could be mitigated through retention and enhancement of corridors. It is compatible with surrounding land uses subject to mitigation from noise associated with neighbouring military uses, existing tree buffer.	L	LT	P	D	R	LA
		Possible impact which can be mitigated through re-provision								
		No impact on existing green infrastructure corridor or potential significant enhancement of them.								
	Is the proposed site well connected to existing green infrastructure corridors?	No and limited opportunities to create link	Yes the site is well related and connected to existing green infrastructure corridor							
		Not directly linked but likely to be possible to create one								
		Yes the site is well related and connected to existing green infrastructure corridor								
Is the proposed preferred use for the site appropriate to the land uses of the surrounding land (north, south, east, and west)?	No, site is surrounded by uses not compliant with the proposed use and nuisance cannot be mitigated.	Yes same use or no nuisance caused								
	No but nuisance can be mitigated									

		Yes same use or no nuisance caused								
	Is the development in an area where amenity is likely to be affected by noise or pollution to new or existing residents?	Yes adjacent to an industrial, farming or noise generating activity that cannot be mitigated	Some military uses that may affect amenity but likely to be mitigated against							
		Some uses that may affect amenity but likely to be mitigated against								
		No development is not near to any uses likely to affect amenity								
6) To ensure the creation of high quality, contextual buildings and places in which to live and work	N/A – It is not possible to apply this objective at the site assessment stage as the detailed design of a development will be provided and determined at the planning application stage. Policies in the Local Plan will require the design of development to be of a high quality and reflective of its context and immediate setting.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7) To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions	Is the proposed site in a location where the new development can likely be resilient to climate change?	No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable	Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change	↑	L	LT	T	D	R	LA
		Possibly, certain issues exist partly in (floodzone 2/3, partial risk of surface water flooding, largely south facing) but likely to be migrated through development		The proposed site is in a location where the proposed development can be developed to be resilient to climate change						

		Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change								
8) To maintain and enhance the quality and character of the landscape and protect the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas and other protected areas.	Will the proposed development impact upon the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas	Yes the proposed development will impact upon the special qualities and setting of these protected landscapes	No impact on the setting and special qualities of these protected landscapes	↑ The development of this site will not impact upon the setting of any protected landscapes. It could impact on the character of the parkland and setting of Scotton Hall but this is likely to be mitigatable through careful design and layout. It is not located in a settlement gap.	L	ST	P	D	I	LA
		A potential impact that could likely be mitigated								
		No impact on the setting and special qualities of these protected landscapes								
	Is the site prominent in any significant views towards a settlement?	Yes the proposed development of this site will have a negative impact on significant views which cannot be mitigated	No the site is not prominent in any significant views towards a settlement							
		Yes, but through careful and sensitive design and layout of the proposed development the impact can be reduced								
		No the site is not prominent in any significant views towards a settlement								
	Will the proposed development impact on the form and character of a settlement?	Yes significant impact that could not be mitigated through careful design	The proposed development has potential to impact on the parkland and setting of Scotton Hall but this could be mitigated through careful design and layout							
		The proposed development has potential to impact but this could be mitigated through careful design and layout								
		No development of the site would not negatively impact on the form and character of a settlement and could form a natural extension or infill								

	Is the site located in any identified settlement gaps?	<p>Yes the site is within an identified settlement gap and development of this site would significantly affect its purpose</p> <p>The proposed development is partly within and could be designed in a way to enhance the purpose of the settlement gap</p> <p>No the proposed site is not located within an identified settlement gap or its development would enhance the purpose of the settlement gap.</p>	No the proposed site is not located within an identified settlement gap.							
9) To improve health and wellbeing by ensuring all groups of the population have access to adequate leisure facilities, recreational activities and health services.	Does the proposed site have good access to recreational and health facilities?	<p>Doctors</p> <p>Further than 15 minute walk (1251m+)</p> <p>Between 5 and 15 minute walk (416m and 1250m)</p> <p>5 minute walk or less (415m or less)</p> <p>Leisure Centre</p> <p>Further than 15 minute walk (1251m+)</p> <p>Between 10 and 15 minute walk (831m and 1250m)</p> <p>10 minute walk or less (830m or less)</p> <p>Children's Play Area</p> <p>Further than 10 minute</p>	<p>Between 5 and 15 minute walk (416m and 1250m)</p> <p>Between 10 and 15 minute walk (831m and 1250m)</p> <p>5 minute walk or less (415m or less)</p>	+/-	L	LT	P	I	R	LA
		Site is in a location which will not adversely impact upon health and wellbeing and has mixed accessibility to leisure, health and recreational facilities.								

			walk (831m+)								
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								
		Informal Recreation/ Natural Green Space	Further than 15 minute walk (1251m+)	10 minute walk or less (830m or less)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
		Formal Outdoor Recreation (Playing Pitches)	Further than 15 minute walk (1251m+)	Further than 15 minute walk (1251m+)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
	Is the development in an area where the health and wellbeing of future or existing residents is likely to be affected by noise	Yes near to an air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that cannot be mitigated		Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing							

	or air pollution or odours?	Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that can be mitigated	residents that can be mitigated							
		No development is not near to any uses likely to affect health and wellbeing of future or existing residents.								
10) To conserve and enhance the historic environment, heritage assets and their setting and improve understanding and enjoyment of local cultural heritage.	Would development affect the setting and/or significance of a Designated heritage Asset? (Listed Building, Scheduled Monument, Conservation Area, Historic Parkland etc)	Yes the impact could not be mitigated through careful design of the development	No impact on the setting and/or significance of a designated heritage asset.	N	U	LT	P	U	I	LA
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the setting and/or significance of a designated heritage asset. Development will enhance or better reveal elements which contribute to the significance of the heritage asset.								
	Would development affect the character and appearance of a Conservation Area?	Yes the impact could not be mitigated through careful design of the development	No impact on the character and appearance of the Conservation Area.							
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the character and appearance of the Conservation Area. Development will enhance or better reveal elements which contribute to the character and appearance of the conservation area.								
	Would development affect the setting and/or significance	Yes the impact could not be mitigated through careful design of the development	Yes Scotton Hall and associated parkland but there is scope to mitigate the impact							

	of a non-designated heritage asset	Yes but there is scope to mitigate the impact through careful design and layout of the development	through careful design and layout of the development							
		No impact on the asset or development will enhance or better reveal elements which contribute to the significance of the non-designated heritage asset.								
11) To provide a mix of housing types and tenures in order to ensure all have the opportunity to meet their housing needs in accommodation of adequate quality.	Will the development provide an adequate overall mix of housing in terms of type, size and tenure to meet local needs?	All sites allocated for residential development are expected to meet Local Plan Policies on housing mix	All sites allocated for residential development are expected to meet Local Plan Policies on housing mix	↑ All sites allocated for residential development are expected to meet Local Plan Policies on housing mix and affordable housing and being a greenfield site likely to be achievable.	L	LT	P	D	R	LA
		N/A – Site is only being considered for employment purposes								
	Will development provide affordable housing of the appropriate amount, type, size and tenure?	All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements	All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements							
		Not applicable no affordable housing required or the site is only being considered for employment purposes								
12) To provide a reduction in crime and improve the perception of safety and security.	Not Applicable at site assessment stage. All development will be expected to achieve this at the planning application stage where Local Plan policies in this regard will be applied.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13) To provide a range of good quality employment opportunities available to all.	Will development of the proposed site create direct jobs?	N/A the proposed site is for housing development	N/A – Site being considered for Housing	N/A – Site being considered for Housing	N/A	N/A	N/A	N/A	N/A	N/A
		Possible mixed use site								
		Yes the site is proposed for employment use so direct job creation would be expected.								
	Will the proposed development great	N/A the proposed site is for housing development								

	good quality employment opportunities for all	Possibly the site is a mixed use site Yes the site is proposed for allocation as a high quality employment site	N/A – Site being considered for Housing								
14) To provide conditions which encourage economic growth, business success, diversification of existing enterprises and investment in both urban and rural locations.	Will development of the proposed site encourage investment, economic growth and business diversification	N/A the proposed site is for housing development Possibly the site is mixed use so may offer some scope for growth, investment and diversification. Yes the site is proposed for employment uses and would encourage growth, diversification and investment in the local economy	N/A – Site being considered for Housing	N/A – Site being considered for Housing	N/A	N/A	N/A	N/A	N/A	N/A	N/A
15) To provide education and training opportunities which build the skills and capacity of the population	This objective is not applicable for the site assessment appraisal. Local plan policies will encourage and expect applicants to demonstrate how the development will provide education and training opportunities for the local population	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16) To maintain and enhance provision of infrastructure including local services and community facilities to ensure needs can be met locally.	Does the site have good connectivity to facilities and services?	Town Centre Further than 20 minute walk (1661m +) Between 10 and 20 minute walk (831m and 1659m) 10 minute walk or less (830m or less) Primary School Further than 15	Between 10 and 20 minute walk (831m and 1659m)	↓ Site generally has mixed/poor access to local services and community facilities with all being above the minimum levels..	L	LT	R	D	R	LA	

			<p>minute walk (1251m+)</p> <p>Between 5 and 15 minute walk (416m and 1250m)</p> <p>5 minute walk or less (415m or less)</p>	Between 5 and 15 minute walk (416m and 1250m)	[Red background]						
		Secondary School	<p>Further than 20 minute walk (1661m+)</p> <p>Between 10 and 20 minute walk (831m and 1660m)</p> <p>10 minute walk or less (830m or less)</p>	Further than 20 minute walk (1661m+)							
		Village Hall	<p>Further than 15 minute walk (1251m+)</p> <p>Between 10 and 15 minute walk (831m and 1250m)</p> <p>10 minute walk or less (830m or less)</p>	Further than 15 minute walk (1251m+)							
		Employment Areas	<p>Further than 20 minute walk (1660m+)</p> <p>Between 10 and 20</p>	Between 10 and 20 minute walk (831m and 1659m)							

			minute walk (831m and 1659m)								
			Less than 10 minute walk (829m or less)								
		Convenience Store	Further than 10 minute walk (831m+)	Further than 10 minute walk (831m+)							
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								
17) To encourage vibrant communities that participate in decision making	Is the proposed site in close proximity to the existing settlement with connectivity to existing housing?	No the site is over 1200m from the nearest housing with limited scope to provide direct connectivity	The site is less than 400m from the nearest housing area with direct links available	↑↑	U	ST	P	I	R	LA	
		The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity									
		The site is less than 400m from the nearest housing area with direct links available									
18) To protect and enhance water resources, water quality and water availability	Is the site within a Groundwater Source Protection Zone 1, 2 or 3?	Yes, Zone 1 and employment allocation	No not within a Groundwater Protection Zone	↑↑	U	LT	P	D	R	SB	
		Yes, Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment.									
		No not within a Groundwater Protection Zone									

	Will development of the proposed site affect any sensitive water receptors?	<p>Yes and impact unable to be mitigated</p> <p>Yes impact can be mitigated</p> <p>No the development will not affect any sensitive water receptors</p>	No the development will not affect any sensitive water receptors							
19) To reduce the risk of flooding from all sources, both now and in the future	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	<p>Yes, extremely significant</p> <p>A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding</p> <p>Site does not fall within a flood zone and has minimal or no risk of surface water flooding</p>	Site does not fall within a flood zone and has minimal or no risk of surface water flooding	↑	L	LT	P	D	R	LA
	Will development of the proposed site increase the risk of flooding?	<p>Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.</p> <p>Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.</p> <p>No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.</p>	No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.							
	Can any increase in risk of flooding be mitigated?	<p>No</p> <p>Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.</p> <p>Yes</p>	Not applicable green above							

		Not applicable green above								
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Summary of Sustainability Appraisal:

A MOD site which is currently grazing parkland with tree cover. Site generally has mixed/poor levels of access to many facilities and services (objective 16) but does have reasonable accessibility to existing transport network (objective 3), although access to health, leisure and recreation facilities is also mixed. Performs well against objectives 17 and 18. Mitigation required in relation to objectives 1,8 and 10.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
404	Land North of Le Cateau Primary School	Scotton	8.93	Housing						
Context: This MOD site was mainly previously developed with areas of hardstanding remaining along with grassed areas. Beck corridor and Former Hospital Site (Site 371) to North and wooded area and Horne Road to the East. Wooded area and church to the west and housing and Le Cateau School to the South.										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones.	↑ The development of this site may impact upon certain elements of biodiversity and geo-diversity but potential to mitigate and significantly enhance habitat linkages across site.	L	LT	P	D	I	LA
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact	No harm likely							
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	No							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated							
		Yes potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site fragment habitats?	Yes and harm cannot be mitigated	No opportunities to enhance by creating corridors across site.							
		Yes potentially but harm can be mitigated								
		No or opportunities to enhance								
Would development of the site impact upon Ancient Woodland, Veteran	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated through retention.								
	Yes potentially but harm can be mitigated									

	Trees or Tree subject to a preservation order (TPO)?	No									
	Is the development within, or does it impact on, a mineral safeguarding area?	Yes and impact cannot be mitigated	No								
		Yes but impact can likely be mitigated									
		No									
2) The prudent and efficient use of natural resources by minimising waste and re-using and recycling natural resources and materials locally	Not applicable at site level insufficient information available. This will be addressed at the application stage through the Local Plan Sustainable Development Chapter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3) To ensure a sustainable transport network which encourages the use of public transport, cycling and walking which minimises traffic congestion and improves air quality	Does the site link to footpath and cycle routes?	No or poor links with no prospect of improving connectivity or creating new routes/paths	Yes, already well connected or very little off site works required to connect to the existing network.	↑↑	L	LT	R	I	R	LA	
		No, but potential for new links to both footpaths and cycle paths and PROW									
		Yes, already well connected or very little off site works required to connect to the existing network.									
	Does the site have good connectivity to public transport (proximity to bus stop)?	No over 1200m	Yes less than 400m								
		Between 401 and 1200m									
		Yes less than 400m									
4) To make the most efficient use of land through optimising opportunities for	Does the development re-use previously developed land?	No 0-25% of site is previously developed	Yes 76-100% is previously developed	↑↑	L	LT	P	I	I	SB	
		Yes 26-75% is previously developed									
		Yes 76-100% is previously developed									
			Site is previously developed. Development of this site is likely to be able								

the re-use of existing buildings and brownfield land.	Could the development make efficient use of land	No development at 0-20 dwellings per hectare	Yes development likely to be at 30+ dwellings per hectare	to make efficient use of land and any ground/contamination issues likely to be mitigatable						
		Development at 21-29 dwellings per hectare								
		Yes development likely to be at 30+ dwellings per hectare								
	Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development	Yes but contamination or ground conditions can be mitigated through development							
		Yes but contamination or ground conditions can be mitigated through development								
		No contamination or ground issues known								
	Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land	No previously developed or non-agricultural							
		Yes loss of 3b, 4 and 5 grade agricultural land								
		No previously developed or non-agricultural								
5) To provide a good quality built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable design and construction, incorporating energy and water conservation measures, waste recycling facilities and increased use of sustainable materials.	Will development of the proposed site impact upon existing green infrastructure corridors?	Yes it will result in significant impact/loss of green infrastructure corridor	Potential to enhance existing adjoining green infrastructure corridor.	↑ The impact of the potential development of this site on the green infrastructure corridor can be mitigated through retention/enhancement and it is well connected to existing green infrastructure corridor. It is compatible with surrounding land uses.	L	LT	P	D	R	LA
		Possible impact which can be mitigated through re-provision								
		No impact on existing green infrastructure corridor or potential significant enhancement of them.								
	Is the proposed site well connected to existing green infrastructure corridors?	No and limited opportunities to create link	Yes the site is well related and connected to existing green infrastructure corridor							
		Not directly linked but likely to be possible to create one								
		Yes the site is well related and connected to existing green infrastructure corridor								
	Is the proposed preferred use for the site appropriate to the land uses of the surrounding land	No, site is surrounded by uses not compliant with the proposed use and nuisance cannot be mitigated.	Yes same use or no nuisance caused							

	(north, south, east, and west)?	No but nuisance can be mitigated								
		Yes same use or no nuisance caused								
	Is the development in an area where amenity is likely to be affected by noise or pollution to new or existing residents?	Yes adjacent to an industrial, farming or noise generating activity that cannot be mitigated	No development is not near to any uses likely to affect amenity							
		Some uses that may affect amenity but likely to be mitigated against								
		No development is not near to any uses likely to affect amenity								
6) To ensure the creation of high quality, contextual buildings and places in which to live and work	N/A – It is not possible to apply this objective at the site assessment stage as the detailed design of a development will be provided and determined at the planning application stage. Policies in the Local Plan will require the design of development to be of a high quality and reflective of its context and immediate setting.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7) To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions	Is the proposed site in a location where the new development can likely be resilient to climate change?	No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable	Possibly, certain issues exist very small part of site in (floodzone 2/3, and at partial risk of surface water flooding but development can be avoided in these parts of the site.	N	L	LT	T	D	R	LA
		Possibly, certain issues exist partly in (floodzone 2/3, partial risk of surface water flooding, largely south facing) but likely to be migrated through development								

		Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change								
8) To maintain and enhance the quality and character of the landscape and protect the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas and other protected areas.	Will the proposed development impact upon the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas	Yes the proposed development will impact upon the special qualities and setting of these protected landscapes	No impact on the setting and special qualities of these protected landscapes	↑↑ The development of this site will not impact upon the setting of any protected landscapes or on the setting or character of Catterick Garrison. It could lead to the enhancement of the character of the area and is not located in a settlement gap.	L	ST	P	D	I	LA
		A potential impact that could likely be mitigated								
		No impact on the setting and special qualities of these protected landscapes								
	Is the site prominent in any significant views towards a settlement?	Yes the proposed development of this site will have a negative impact on significant views which cannot be mitigated	No the site is not prominent in any significant views towards a settlement							
		Yes, but through careful and sensitive design and layout of the proposed development the impact can be reduced								
		No the site is not prominent in any significant views towards a settlement								
Will the proposed development impact on the form and character of a settlement?	Yes significant impact that could not be mitigated through careful design	No development of the site would not negatively impact on the form and character of a settlement and could form a natural infill and enhance it through redevelopment of previously developed site.								
	The proposed development has potential to impact but this could be mitigated through careful design and layout									
	No development of the site would not negatively impact on the form and character of a settlement and could form a natural extension or infill									
	Yes the site is within an identified settlement gap	No the proposed site is not located								

	Is the site located in any identified settlement gaps?	and development of this site would significantly affect its purpose	within an identified settlement gap.								
		The proposed development is partly within and could be designed in a way to enhance the purpose of the settlement gap									
		No the proposed site is not located within an identified settlement gap or its development would enhance the purpose of the settlement gap.									
9) To improve health and wellbeing by ensuring all groups of the population have access to adequate leisure facilities, recreational activities and health services.	Does the proposed site have good access to recreational and health facilities?	Doctors	Further than 15 minute walk (1251m+)	Between 5 and 15 minute walk (416m and 1250m)	+/-	L	LT	P	I	R	LA
			Between 5 and 15 minute walk (416m and 1250m)		Site is in a location which will not adversely impact upon health and wellbeing and has mixed accessibility to leisure, health and recreational facilities.						
			5 minute walk or less (415m or less)								
		Leisure Centre	Further than 15 minute walk (1251m+)	Further than 15 minute walk (1251m+)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
		Children's Play Area	Further than 10 minute walk (831m+)	Between 5 and 10 minute walk (416m and 830m)							

		existing residents that can be mitigated								
		No development is not near to any uses likely to affect health and wellbeing of future or existing residents.								
10) To conserve and enhance the historic environment, heritage assets and their setting and improve understanding and enjoyment of local cultural heritage.	Would development affect the setting and/or significance of a Designated heritage Asset? (Listed Building, Scheduled Monument, Conservation Area, Historic Parkland etc)	Yes the impact could not be mitigated through careful design of the development	No impact on the setting and/or significance of a designated heritage asset.	↑↑ Development of this site will have no impact on the historic environment and heritage assets	U	LT	P	U	I	LA
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the setting and/or significance of a designated heritage asset. Development will enhance or better reveal elements which contribute to the significance of the heritage asset.								
	Would development affect the character and appearance of a Conservation Area?	Yes the impact could not be mitigated through careful design of the development	No impact on the character and appearance of the Conservation Area.							
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the character and appearance of the Conservation Area. Development will enhance or better reveal elements which contribute to the character and appearance of the conservation area.								
	Would development affect the setting and/or significance of a non-designated heritage asset	Yes the impact could not be mitigated through careful design of the development	No impact on non-designated heritage assets.							
		Yes but there is scope to mitigate the impact through careful design and layout of the development								

		No impact on the asset or development will enhance or better reveal elements which contribute to the significance of the non-designated heritage asset.								
11) To provide a mix of housing types and tenures in order to ensure all have the opportunity to meet their housing needs in accommodation of adequate quality.	Will the development provide an adequate overall mix of housing in terms of type, size and tenure to meet local needs?	All sites allocated for residential development are expected to meet Local Plan Policies on housing mix N/A – Site is only being considered for employment purposes	All sites allocated for residential development are expected to meet Local Plan Policies on housing mix	↑ All sites allocated for residential development are expected to meet Local Plan Policies on housing mix and affordable housing and being a brownfield site likely to be less achievable.	L	LT	P	D	R	LA
	Will development provide affordable housing of the appropriate amount, type, size and tenure?	All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements Not applicable no affordable housing required or the site is only being considered for employment purposes	All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements							
12) To provide a reduction in crime and improve the perception of safety and security.	Not Applicable at site assessment stage. All development will be expected to achieve this at the planning application stage where Local Plan policies in this regard will be applied.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13) To provide a range of good quality employment opportunities available to all.	Will development of the proposed site create direct jobs?	N/A the proposed site is for housing development Possible mixed use site Yes the site is proposed for employment use so direct job creation would be expected.	N/A – Site being considered for Housing	N/A – Site being considered for Housing	N/A	N/A	N/A	N/A	N/A	N/A
	Will the proposed development great good quality employment opportunities for all	N/A the proposed site is for housing development Possibly the site is a mixed use site Yes the site is proposed for allocation as a high quality employment site	N/A – Site being considered for Housing							

14) To provide conditions which encourage economic growth, business success, diversification of existing enterprises and investment in both urban and rural locations.	Will development of the proposed site encourage investment, economic growth and business diversification	<p>N/A the proposed site is for housing development</p> <p>Possibly the site is mixed use so may offer some scope for growth, investment and diversification.</p> <p>Yes the site is proposed for employment uses and would encourage growth, diversification and investment in the local economy</p>	N/A – Site being considered for Housing	N/A – Site being considered for Housing	N/A	N/A	N/A	N/A	N/A	N/A					
15) To provide education and training opportunities which build the skills and capacity of the population	This objective is not applicable for the site assessment appraisal. Local plan policies will encourage and expect applicants to demonstrate how the development will provide education and training opportunities for the local population	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A					
16) To maintain and enhance provision of infrastructure including local services and community facilities to ensure needs can be met locally.	Does the site have good connectivity to facilities and services?	<table border="1"> <tr> <td data-bbox="804 1127 982 1640">Town Centre</td> <td data-bbox="991 1127 1172 1640"> <p>Further than 20 minute walk (1661m +)</p> <p>Between 10 and 20 minute walk (831m and 1659m)</p> <p>10 minute walk or less (830m or less)</p> </td> <td data-bbox="1181 1127 1448 1640">Between 10 and 20 minute walk (831m and 1659m)</td> </tr> <tr> <td data-bbox="804 1646 982 1875">Primary School</td> <td data-bbox="991 1646 1172 1875"> <p>Further than 15 minute walk (1251m+)</p> <p>Between 5 and 15</p> </td> <td data-bbox="1181 1646 1448 1875">5 minute walk or less (415m or less)</td> </tr> </table>	Town Centre	<p>Further than 20 minute walk (1661m +)</p> <p>Between 10 and 20 minute walk (831m and 1659m)</p> <p>10 minute walk or less (830m or less)</p>	Between 10 and 20 minute walk (831m and 1659m)	Primary School	<p>Further than 15 minute walk (1251m+)</p> <p>Between 5 and 15</p>	5 minute walk or less (415m or less)	<p>↑</p> <p>Site generally has adequate access to local services and community facilities being near to Le Cateau Primary School and reasonably near to White Shops, Secondary School, Employment Areas and Town Centre.</p>	L	LT	R	D	R	LA
Town Centre	<p>Further than 20 minute walk (1661m +)</p> <p>Between 10 and 20 minute walk (831m and 1659m)</p> <p>10 minute walk or less (830m or less)</p>	Between 10 and 20 minute walk (831m and 1659m)													
Primary School	<p>Further than 15 minute walk (1251m+)</p> <p>Between 5 and 15</p>	5 minute walk or less (415m or less)													

			minute walk (416m and 1250m)								
			5 minute walk or less (415m or less)								
		Secondary School	Further than 20 minute walk (1661m+)	Between 10 and 20 minute walk (831m and 1660m)							
			Between 10 and 20 minute walk (831m and 1660m)								
			10 minute walk or less (830m or less)								
		Village Hall	Further than 15 minute walk (1251m+)	Between 10 and 15 minute walk (831m and 1250m)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
		Employment Areas	Further than 20 minute walk (1660m+)	Between 10 and 20 minute walk (831m and 1659m)							
			Between 10 and 20 minute walk (831m and 1659m)								

			Less than 10 minute walk (829m or less)								
		Convenience Store	Further than 10 minute walk (831m+)	Between 5 and 10 minute walk (416m and 830m)							
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								
17) To encourage vibrant communities that participate in decision making	Is the proposed site in close proximity to the existing settlement with connectivity to existing housing?	No the site is over 1200m from the nearest housing with limited scope to provide direct connectivity	The site is less than 400m from the nearest housing area with direct links available	↑↑	U	ST	P	I	R	LA	
		The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity									
		The site is less than 400m from the nearest housing area with direct links available									
18) To protect and enhance water resources, water quality and water availability	Is the site within a Groundwater Source Protection Zone 1, 2 or 3?	Yes, Zone 1 and employment allocation	No not within a Groundwater Protection Zone	↑↑	U	LT	P	D	R	SB	
		Yes, Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment.									
		No not within a Groundwater Protection Zone									
	Will development of the proposed site affect any sensitive water receptors?	Yes and impact unable to be mitigated	No the development will not affect any sensitive water receptors								
		Yes impact can be mitigated									
		No the development will not affect any sensitive water receptors									

19) To reduce the risk of flooding from all sources, both now and in the future	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Yes, extremely significant A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding	Fringe parts of the site in floodzone 2/3 and small parts at high risk (1 in 30yr) of surface water flooding where development could be avoided.	N	L	LT	P	D	R	LA
		Site does not fall within a flood zone and has minimal or no risk of surface water flooding								
	Will development of the proposed site increase the risk of flooding?	Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding. Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.	Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.							
		No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.								
	Can any increase in risk of flooding be mitigated?	No Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.	Yes							
		Yes Not applicable green above								

Summary of Sustainability Appraisal:

A MOD predominantly brownfield site which has largely been cleared. Site generally has adequate levels of access to many facilities and services (objective 16) and does have good accessibility to existing transport network (objective 3), although access to health, leisure and recreation facilities is more mixed. Performs well against objectives 3,4, 8, 10, 17 and 18. Mitigation/Avoidance will be required in relation to objective 1 and 19 in relation to biodiversity and flood risk.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
382	Land North of Loos Road	Scotton	4.79	Housing						
Context: This MOD site is currently grazing land. The part fronting the road is mainly reverted greenfield having previously contained stabling and buildings. Loos Road and grazing land (site 404) to the south. Woodland and military facilities to the north and housing to the west. Tree Belt and grazing land (Site 381) to the east.										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones. No harm likely	+/-	L	LT	P	D	I	LA
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact								
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	No							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated							
		Yes potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site fragment habitats?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated							
		Yes potentially but harm can be mitigated								
		No or opportunities to enhance								
	Would development of the site impact upon Ancient Woodland, Veteran	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated through retention.							
		Yes potentially but harm can be mitigated								

	Trees or Tree subject to a preservation order (TPO)?	No								
	Is the development within, or does it impact on, a mineral safeguarding area?	Yes and impact cannot be mitigated	No							
		Yes but impact can likely be mitigated								
		No								
2) The prudent and efficient use of natural resources by minimising waste and re-using and recycling natural resources and materials locally	Not applicable at site level insufficient information available. This will be addressed at the application stage through the Local Plan Sustainable Development Chapter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3) To ensure a sustainable transport network which encourages the use of public transport, cycling and walking which minimises traffic congestion and improves air quality	Does the site link to footpath and cycle routes?	No or poor links with no prospect of improving connectivity or creating new routes/paths	No, not directly but potential for new links to both footpaths and cycle paths	↑	L	LT	R	I	R	LA
		No, but potential for new links to both footpaths and cycle paths and PROW								
		Yes, already well connected or very little off site works required to connect to the existing network.								
Does the site have good connectivity to public transport (proximity to bus stop)?	No over 1200m	Yes less than 400m								
	Between 401 and 1200m									
	Yes less than 400m									
4) To make the most efficient use of land through optimising opportunities for	Does the development re-use previously developed land?	No 0-25% of site is previously developed	No 0-25% of site is previously developed	+/-	L	LT	P	I	I	SB
		Yes 26-75% is previously developed		Parts of site was previously developed although much of this has reverted to low						
		Yes 76-100% is previously developed								

the re-use of existing buildings and brownfield land.	Could the development make efficient use of land	No development at 0-20 dwellings per hectare	Development at 21-29 dwellings per hectare	quality greenfield grazing land. Development of this site is likely to be able to make reasonably efficient use of land and any ground/contamination issues likely to be mitigatable.						
		Development at 21-29 dwellings per hectare								
		Yes development likely to be at 30+ dwellings per hectare								
	Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development	Yes but contamination or ground conditions can be mitigated through development							
		Yes but contamination or ground conditions can be mitigated through development								
		No contamination or ground issues known								
	Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land	No previously developed or not best and most versatile							
		Yes loss of 3b, 4 and 5 grade agricultural land								
		No previously developed or non-agricultural								
5) To provide a good quality built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable design and construction, incorporating energy and water conservation measures, waste recycling facilities and increased use of sustainable materials.	Will development of the proposed site impact upon existing green infrastructure corridors?	Yes it will result in significant impact/loss of green infrastructure corridor	Yes it will result in significant impact/loss of green infrastructure corridor	↓ This site forms part of the green infrastructure corridor and the impact of the potential development of it on the green infrastructure corridor would be significant and result in a loss. It is compatible with surrounding land uses.	L	LT	P	D	R	LA
		Possible impact which can be mitigated through re-provision								
		No impact on existing green infrastructure corridor or potential significant enhancement of them.								
	Is the proposed site well connected to existing green infrastructure corridors?	No and limited opportunities to create link	Yes the site is well related and connected to existing green infrastructure corridor							
		Not directly linked but likely to be possible to create one								
		Yes the site is well related and connected to existing green infrastructure corridor								
	Is the proposed preferred use for the site appropriate to the land uses of the surrounding land	No, site is surrounded by uses not compliant with the proposed use and nuisance cannot be mitigated.	Yes same use or no nuisance caused							

	(north, south, east, and west)?	No but nuisance can be mitigated								
		Yes same use or no nuisance caused								
	Is the development in an area where amenity is likely to be affected by noise or pollution to new or existing residents?	Yes adjacent to an industrial, farming or noise generating activity that cannot be mitigated	No development is not near to any uses likely to affect amenity as significant tree buffer between site and military facility.							
		Some uses that may affect amenity but likely to be mitigated against								
		No development is not near to any uses likely to affect amenity								
6) To ensure the creation of high quality, contextual buildings and places in which to live and work	N/A – It is not possible to apply this objective at the site assessment stage as the detailed design of a development will be provided and determined at the planning application stage. Policies in the Local Plan will require the design of development to be of a high quality and reflective of its context and immediate setting.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7) To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions	Is the proposed site in a location where the new development can likely be resilient to climate change?	No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable	No the site is at significant risk of flooding with around 50% in floodzone 3.	↓ Development of the site is unlikely to be resilient to climate change without significant investment in mitigation as much of the site is at high risk of fluvial flooding and some parts at high risk of surface water flooding.	L	LT	T	D	R	LA
		Possibly, certain issues exist partly in (floodzone 2/3, partial risk of surface water flooding, largely south facing) but likely to be mitigated through development								

		Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change								
8) To maintain and enhance the quality and character of the landscape and protect the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas and other protected areas.	Will the proposed development impact upon the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas	Yes the proposed development will impact upon the special qualities and setting of these protected landscapes	No impact on the setting and special qualities of these protected landscapes	↑ The development of this site will not impact upon the setting of any protected landscapes. It could impact on the character of Catterick Garrison but this is likely to be mitigatable. It is not located in a settlement gap.	L	ST	P	D	I	LA
		A potential impact that could likely be mitigated								
		No impact on the setting and special qualities of these protected landscapes								
	Is the site prominent in any significant views towards a settlement?	Yes the proposed development of this site will have a negative impact on significant views which cannot be mitigated	No the site is not prominent in any significant views towards a settlement							
		Yes, but through careful and sensitive design and layout of the proposed development the impact can be reduced								
		No the site is not prominent in any significant views towards a settlement								
	Will the proposed development impact on the form and character of a settlement?	Yes significant impact that could not be mitigated through careful design	The proposed development has potential to impact on one of the beck green corridors that are synonymous with the character of Catterick Garrison but this could potentially be mitigated through careful design and layout							
		The proposed development has potential to impact but this could be mitigated through careful design and layout								
		No development of the site would not negatively impact on the form and character of a settlement and could form a natural extension or infill								

	Is the site located in any identified settlement gaps?	<p>Yes the site is within an identified settlement gap and development of this site would significantly affect its purpose</p> <p>The proposed development is partly within and could be designed in a way to enhance the purpose of the settlement gap</p> <p>No the proposed site is not located within an identified settlement gap or its development would enhance the purpose of the settlement gap.</p>	No the proposed site is not located within an identified settlement gap.							
9) To improve health and wellbeing by ensuring all groups of the population have access to adequate leisure facilities, recreational activities and health services.	Does the proposed site have good access to recreational and health facilities?	<p>Doctors</p> <p>Further than 15 minute walk (1251m+)</p> <p>Between 5 and 15 minute walk (416m and 1250m)</p> <p>5 minute walk or less (415m or less)</p>	Further than 15 minute walk (1251m+)	+/-	L	LT	P	I	R	LA
		<p>Leisure Centre</p> <p>Further than 15 minute walk (1251m+)</p> <p>Between 10 and 15 minute walk (831m and 1250m)</p> <p>10 minute walk or less (830m or less)</p>	Further than 15 minute walk (1251m+)							
		<p>Children's Play Area</p> <p>Further than 10 minute</p>	Between 5 and 10 minute walk (416m and 830m)							

			walk (831m+)								
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								
		Informal Recreation/ Natural Green Space	Further than 15 minute walk (1251m+)	10 minute walk or less (830m or less)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
		Formal Outdoor Recreation (Playing Pitches)	Further than 15 minute walk (1251m+)	Between 10 and 15 minute walk (831m and 1250m)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
	Is the development in an area where the health and wellbeing of future or existing residents is likely to be affected by noise	Yes near to an air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that cannot be mitigated	No development is not near to any uses likely to affect health and wellbeing of future or existing residents.								

	or air pollution or odours?	Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that can be mitigated								
		No development is not near to any uses likely to affect health and wellbeing of future or existing residents.								
10) To conserve and enhance the historic environment, heritage assets and their setting and improve understanding and enjoyment of local cultural heritage.	Would development affect the setting and/or significance of a Designated heritage Asset? (Listed Building, Scheduled Monument, Conservation Area, Historic Parkland etc)	Yes the impact could not be mitigated through careful design of the development	No impact on the setting and/or significance of a designated heritage asset.	↑↑ Development of this site will have no impact on the historic environment and heritage assets	U	LT	P	U	I	LA
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the setting and/or significance of a designated heritage asset. Development will enhance or better reveal elements which contribute to the significance of the heritage asset.								
	Would development affect the character and appearance of a Conservation Area?	Yes the impact could not be mitigated through careful design of the development	No impact on the character and appearance of the Conservation Area.							
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the character and appearance of the Conservation Area. Development will enhance or better reveal elements which contribute to the character and appearance of the conservation area.								
	Would development affect the setting and/or significance	Yes the impact could not be mitigated through careful design of the development	No impact on non-designated heritage assets.							

	of a non-designated heritage asset	Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the asset or development will enhance or better reveal elements which contribute to the significance of the non-designated heritage asset.								
11) To provide a mix of housing types and tenures in order to ensure all have the opportunity to meet their housing needs in accommodation of adequate quality.	Will the development provide an adequate overall mix of housing in terms of type, size and tenure to meet local needs?	All sites allocated for residential development are expected to meet Local Plan Policies on housing mix	All sites allocated for residential development are expected to meet Local Plan Policies on housing mix	↑ All sites allocated for residential development are expected to meet Local Plan Policies on housing mix and affordable housing and being a partly brownfield site and in floodzone 3 likely to be less achievable.	L	LT	P	D	R	LA
		N/A – Site is only being considered for employment purposes								
	Will development provide affordable housing of the appropriate amount, type, size and tenure?	All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements	All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements							
		Not applicable no affordable housing required or the site is only being considered for employment purposes								
12) To provide a reduction in crime and improve the perception of safety and security.	Not Applicable at site assessment stage. All development will be expected to achieve this at the planning application stage where Local Plan policies in this regard will be applied.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13) To provide a range of good quality employment opportunities available to all.	Will development of the proposed site create direct jobs?	N/A the proposed site is for housing development	N/A – Site being considered for Housing	N/A – Site being considered for Housing	N/A	N/A	N/A	N/A	N/A	N/A
		Possible mixed use site								
		Yes the site is proposed for employment use so direct job creation would be expected.								
	Will the proposed development great	N/A the proposed site is for housing development								

	good quality employment opportunities for all	Possibly the site is a mixed use site Yes the site is proposed for allocation as a high quality employment site	N/A – Site being considered for Housing								
14) To provide conditions which encourage economic growth, business success, diversification of existing enterprises and investment in both urban and rural locations.	Will development of the proposed site encourage investment, economic growth and business diversification	N/A the proposed site is for housing development Possibly the site is mixed use so may offer some scope for growth, investment and diversification. Yes the site is proposed for employment uses and would encourage growth, diversification and investment in the local economy	N/A – Site being considered for Housing	N/A – Site being considered for Housing	N/A	N/A	N/A	N/A	N/A	N/A	N/A
15) To provide education and training opportunities which build the skills and capacity of the population	This objective is not applicable for the site assessment appraisal. Local plan policies will encourage and expect applicants to demonstrate how the development will provide education and training opportunities for the local population	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16) To maintain and enhance provision of infrastructure including local services and community facilities to ensure needs can be met locally.	Does the site have good connectivity to facilities and services?	Town Centre Further than 20 minute walk (1661m +) Between 10 and 20 minute walk (831m and 1659m) 10 minute walk or less (830m or less) Primary School Further than 15	Further than 20 minute walk (1661m +)	↓ Site generally has poor access to local services and community facilities with all being beyond the distance people considered to be prepared/able to walk on average.	L	LT	R	D	R	LA	

			<p>minute walk (1251m+)</p> <p>Between 5 and 15 minute walk (416m and 1250m)</p> <p>5 minute walk or less (415m or less)</p>	Further than 15 minute walk (1251m+)							
		Secondary School	<p>Further than 20 minute walk (1661m+)</p> <p>Between 10 and 20 minute walk (831m and 1660m)</p> <p>10 minute walk or less (830m or less)</p>	Further than 20 minute walk (1661m+)							
		Village Hall	<p>Further than 15 minute walk (1251m+)</p> <p>Between 10 and 15 minute walk (831m and 1250m)</p> <p>10 minute walk or less (830m or less)</p>	Further than 15 minute walk (1251m+)							
		Employment Areas	<p>Further than 20 minute walk (1660m+)</p> <p>Between 10 and 20</p>	Further than 20 minute walk (1660m+)							

			minute walk (831m and 1659m)								
			Less than 10 minute walk (829m or less)								
		Convenience Store	Further than 10 minute walk (831m+)	Further than 10 minute walk (831m+)							
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								
17) To encourage vibrant communities that participate in decision making	Is the proposed site in close proximity to the existing settlement with connectivity to existing housing?	No the site is over 1200m from the nearest housing with limited scope to provide direct connectivity	The site is less than 400m from the nearest housing area with direct links available	↑↑	U	ST	P	I	R	LA	
		The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity									
		The site is less than 400m from the nearest housing area with direct links available									
18) To protect and enhance water resources, water quality and water availability	Is the site within a Groundwater Source Protection Zone 1, 2 or 3?	Yes, Zone 1 and employment allocation	No not within a Groundwater Protection Zone	↑↑	U	LT	P	D	R	SB	
		Yes, Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment.									
		No not within a Groundwater Protection Zone									

	Will development of the proposed site affect any sensitive water receptors?	<p>Yes and impact unable to be mitigated</p> <p>Yes impact can be mitigated</p> <p>No the development will not affect any sensitive water receptors</p>	No the development will not affect any sensitive water receptors							
19) To reduce the risk of flooding from all sources, both now and in the future	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	<p>Yes, extremely significant</p> <p>A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding</p> <p>Site does not fall within a flood zone and has minimal or no risk of surface water flooding</p>	<p>Yes, extremely significant</p> <p>Yes, significant portion of site is within flood zone 3.</p>	<p>↓</p> <p>Development of this site is likely to require development in an area at high risk of flooding which is unlikely to reduce the risk of flooding.</p>	L	LT	P	D	R	LA
	Will development of the proposed site increase the risk of flooding?	<p>Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.</p> <p>Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.</p> <p>No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.</p>								
	Can any increase in risk of flooding be mitigated?	<p>No</p> <p>Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.</p> <p>Yes</p>	<p>Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.</p>							

		Not applicable green above								
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Summary of Sustainability Appraisal:

A MOD site which is currently grazing land and tree cover part of which is reverted from past development. Site generally has poor levels of access to many facilities and services (objective 16) but does have reasonable accessibility to existing transport network (objective 3), although access to health, leisure and recreation facilities is more mixed. Performs well against objectives 10, 17 and 18. Performs poorly against objectives 5,7 and 19 in relation to impact on the green infrastructure corridor and flood risk.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
383	Pinhill Mess	Colburn	2.52	Housing						
Context: This MOD site was formally used as mess accommodation and part of the site has now been cleared with only the historic mess building remaining. MOD Training Material Park to North and Horne Road to the West and Former Hospital (Site 371) beyond. Wooded area to the south and also east where there is housing beyond this.										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones.	↑ The development of this site is unlikely to impact upon certain elements of biodiversity and geo-diversity and potential to mitigate and enhance habitat linkages across site.	L	LT	P	D	I	LA
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact	No harm likely							
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	No							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated							
		Yes potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site fragment habitats?	Yes and harm cannot be mitigated	No opportunities to enhance by creating corridor across site.							
		Yes potentially but harm can be mitigated								
		No or opportunities to enhance								
Would development of the site impact upon Ancient Woodland, Veteran Trees or Tree subject to a preservation order (TPO)?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated through retention.								
	Yes potentially but harm can be mitigated									
	No									

	Is the development within, or does it impact on, a mineral safeguarding area?	Yes and impact cannot be mitigated Yes but impact can likely be mitigated No	No							
2) The prudent and efficient use of natural resources by minimising waste and re-using and recycling natural resources and materials locally	Not applicable at site level insufficient information available. This will be addressed at the application stage through the Local Plan Sustainable Development Chapter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3) To ensure a sustainable transport network which encourages the use of public transport, cycling and walking which minimises traffic congestion and improves air quality	Does the site link to footpath and cycle routes?	No or poor links with no prospect of improving connectivity or creating new routes/paths No, but potential for new links to both footpaths and cycle paths and PROW Yes, already well connected or very little off site works required to connect to the existing network.	Yes, already well connected or very little off site works required to connect to the existing network.	↑↑ This site adjoins an existing foot/cycle path and would require little off-site works to connect to them. Site is very close to existing bus stop.	L	LT	R	I	R	LA
	Does the site have good connectivity to public transport (proximity to bus stop)?	No over 1200m Between 401 and 1200m Yes less than 400m	Yes less than 400m							
4) To make the most efficient use of land through optimising opportunities for the re-use of existing buildings and brownfield land.	Does the development re-use previously developed land?	No 0-25% of site is previously developed Yes 26-75% is previously developed Yes 76-100% is previously developed	Yes 76-100% is previously developed	↑↑ Site is previously developed. Development of this site is likely to be able to make efficient use of land and any ground/contamination	L	LT	P	I	I	SB
	Could the development make efficient use of land	No development at 0-20 dwellings per hectare Development at 21-29 dwellings per hectare	Yes development likely to be at 30+ dwellings per hectare							

		Yes development likely to be at 30+ dwellings per hectare		issues likely to be mitigatable							
	Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development	Yes but contamination or ground conditions can be mitigated through development								
		Yes but contamination or ground conditions can be mitigated through development									
		No contamination or ground issues known									
	Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land	No previously developed or non-agricultural								
		Yes loss of 3b, 4 and 5 grade agricultural land									
		No previously developed or non-agricultural									
5) To provide a good quality built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable design and construction, incorporating energy and water conservation measures, waste recycling facilities and increased use of sustainable materials.	Will development of the proposed site impact upon existing green infrastructure corridors?	Yes it will result in significant impact/loss of green infrastructure corridor	No impact on existing green infrastructure corridor and potential to enhance neighbouring one.	↑ The impact of the potential development of this site on the green infrastructure corridor can be mitigated through retention and it is well connected to existing green infrastructure corridor. It is compatible with surrounding land uses.	L	LT	P	D	R	LA	
		Possible impact which can be mitigated through re-provision									
		No impact on existing green infrastructure corridor or potential significant enhancement of them.									
	Is the proposed site well connected to existing green infrastructure corridors?	No and limited opportunities to create link	Yes the site is well related and connected to existing green infrastructure corridor								
		Not directly linked but likely to be possible to create one									
		Yes the site is well related and connected to existing green infrastructure corridor									
	Is the proposed preferred use for the site appropriate to the land uses of the surrounding land (north, south, east, and west)?	No, site is surrounded by uses not compliant with the proposed use and nuisance cannot be mitigated.	Yes same use or no nuisance caused								
		No but nuisance can be mitigated									
		Yes same use or no nuisance caused									

	Is the development in an area where amenity is likely to be affected by noise or pollution to new or existing residents?	<p>Yes adjacent to an industrial, farming or noise generating activity that cannot be mitigated</p> <p>Some uses that may affect amenity but likely to be mitigated against</p> <p>No development is not near to any uses likely to affect amenity</p>	No development is not near to any uses likely to affect amenity							
6) To ensure the creation of high quality, contextual buildings and places in which to live and work	N/A – It is not possible to apply this objective at the site assessment stage as the detailed design of a development will be provided and determined at the planning application stage. Policies in the Local Plan will require the design of development to be of a high quality and reflective of its context and immediate setting.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7) To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions	Is the proposed site in a location where the new development can likely be resilient to climate change?	<p>No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable</p> <p>Possibly, certain issues exist partly in (floodzone 2/3, partial risk of surface water flooding, largely south facing) but likely to be migrated through development</p> <p>Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change</p>	Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change	↑ Development of the site can be resilient to climate change.	L	LT	T	D	R	LA

8) To maintain and enhance the quality and character of the landscape and protect the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas and other protected areas.	Will the proposed development impact upon the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas	Yes the proposed development will impact upon the special qualities and setting of these protected landscapes	No impact on the setting and special qualities of these protected landscapes	↑↑ The development of this site will not impact upon the setting of any protected landscapes or on the setting or character of Catterick Garrison. It could lead to the enhancement to the character of the area and is not located in a settlement gap.	L	ST	P	D	I	LA
		A potential impact that could likely be mitigated								
		No impact on the setting and special qualities of these protected landscapes								
	Is the site prominent in any significant views towards a settlement?	Yes the proposed development of this site will have a negative impact on significant views which cannot be mitigated	No the site is not prominent in any significant views towards a settlement							
		Yes, but through careful and sensitive design and layout of the proposed development the impact can be reduced								
		No the site is not prominent in any significant views towards a settlement								
	Will the proposed development impact on the form and character of a settlement?	Yes significant impact that could not be mitigated through careful design	No development of the site would not negatively impact on the form and character of a settlement and could form a natural infill and enhance it through redevelopment of previously developed site.							
		The proposed development has potential to impact but this could be mitigated through careful design and layout								
		No development of the site would not negatively impact on the form and character of a settlement and could form a natural extension or infill								
	Is the site located in any identified settlement gaps?	Yes the site is within an identified settlement gap and development of this site would significantly affect its purpose	No the proposed site is not located within an identified settlement gap.							
		The proposed development is partly within and could be designed in a way to								

		enhance the purpose of the settlement gap									
		No the proposed site is not located within an identified settlement gap or its development would enhance the purpose of the settlement gap.									
9) To improve health and wellbeing by ensuring all groups of the population have access to adequate leisure facilities, recreational activities and health services.	Does the proposed site have good access to recreational and health facilities?	Doctors	Further than 15 minute walk (1251m+)	Between 5 and 15 minute walk (416m and 1250m)	+/- Site is in a location which will not adversely impact upon health and wellbeing and has mixed accessibility to leisure, health and recreational facilities.	L	LT	P	I	R	LA
			Between 5 and 15 minute walk (416m and 1250m)								
			5 minute walk or less (415m or less)								
		Leisure Centre	Further than 15 minute walk (1251m+)	Further than 15 minute walk (1251m+)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
		Children's Play Area	Further than 10 minute walk (831m+)	Between 5 and 10 minute walk (416m and 830m)							
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less								

			(415m or less)								
		Informal Recreation/ Natural Green Space	Further than 15 minute walk (1251m+)	10 minute walk or less (830m or less)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
		Formal Outdoor Recreation (Playing Pitches)	Further than 15 minute walk (1251m+)	10 minute walk or less (830m or less)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
	Is the development in an area where the health and wellbeing of future or existing residents is likely to be affected by noise or air pollution or odours?		Yes near to an air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that cannot be mitigated	No development is not near to any uses likely to affect health and wellbeing of future or existing residents.							
			Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that can be mitigated								
			No development is not near to any uses likely to affect health and wellbeing of future or existing residents.								

10) To conserve and enhance the historic environment, heritage assets and their setting and improve understanding and enjoyment of local cultural heritage.	Would development affect the setting and/or significance of a Designated heritage Asset? (Listed Building, Scheduled Monument, Conservation Area, Historic Parkland etc)	Yes the impact could not be mitigated through careful design of the development	No impact on the setting and/or significance of a designated heritage asset.	↑ Development of this site will have no impact on designated heritage assets and it's redevelopment could retain and significantly enhance the setting of Pinhill Mess.	U	LT	P	U	I	LA
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the setting and/or significance of a designated heritage asset. Development will enhance or better reveal elements which contribute to the significance of the heritage asset.								
	Would development affect the character and appearance of a Conservation Area?	Yes the impact could not be mitigated through careful design of the development	No impact on the character and appearance of the Conservation Area.							
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the character and appearance of the Conservation Area. Development will enhance or better reveal elements which contribute to the character and appearance of the conservation area.								
	Would development affect the setting and/or significance of a non-designated heritage asset	Yes the impact could not be mitigated through careful design of the development	Yes, Pinhill Mess but there is scope to retain and enhance its setting and significance through re-development of this site.							
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the asset or development will enhance or better reveal elements which contribute to the significance of the non-designated heritage asset.								
11) To provide a mix of housing types and	Will the development provide an adequate overall mix of housing	All sites allocated for residential development are expected to meet	All sites allocated for residential development are	↑	L	LT	P	D	R	LA

tenures in order to ensure all have the opportunity to meet their housing needs in accommodation of adequate quality.	in terms of type, size and tenure to meet local needs?	Local Plan Policies on housing mix	expected to meet Local Plan Policies on housing mix	All sites allocated for residential development are expected to meet Local Plan Policies on housing mix and affordable housing and being a brownfield site likely to be less achievable.						
		N/A – Site is only being considered for employment purposes								
	Will development provide affordable housing of the appropriate amount, type, size and tenure?	All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements	All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements							
		Not applicable no affordable housing required or the site is only being considered for employment purposes								
12) To provide a reduction in crime and improve the perception of safety and security.	Not Applicable at site assessment stage. All development will be expected to achieve this at the planning application stage where Local Plan polices in this regard will be applied.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13) To provide a range of good quality employment opportunities available to all.	Will development of the proposed site create direct jobs?	N/A the proposed site is for housing development	N/A – Site being considered for Housing	N/A – Site being considered for Housing	N/A	N/A	N/A	N/A	N/A	N/A
		Possible mixed use site								
	Will the proposed development great good quality employment opportunities for all	N/A the proposed site is for housing development	N/A – Site being considered for Housing							
		Possibly the site is a mixed use site								
	Yes the site is proposed for employment use so direct job creation would be expected.	Yes the site is proposed for allocation as a high quality employment site								
14) To provide conditions which encourage economic growth, business success, diversification of existing	Will development of the proposed site encourage investment, economic growth and business diversification	N/A the proposed site is for housing development	N/A – Site being considered for Housing	N/A – Site being considered for Housing	N/A	N/A	N/A	N/A	N/A	N/A
		Possibly the site is mixed use so may offer some scope for growth, investment and diversification.								

enterprises and investment in both urban and rural locations.		Yes the site is proposed for employment uses and would encourage growth, diversification and investment in the local economy									
15) To provide education and training opportunities which build the skills and capacity of the population	This objective is not applicable for the site assessment appraisal. Local plan policies will encourage and expect applicants to demonstrate how the development will provide education and training opportunities for the local population	N/A		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16) To maintain and enhance provision of infrastructure including local services and community facilities to ensure needs can be met locally.	Does the site have good connectivity to facilities and services?	Town Centre	Further than 20 minute walk (1661m +)	Between 10 and 20 minute walk (831m and 1659m)	↑ Site generally has good access to local services and community facilities being near to Le Cateau Primary School, White Shops, Secondary School and Employment Areas.	L	LT	R	D	R	LA
			Between 10 and 20 minute walk (831m and 1659m)								
			10 minute walk or less (830m or less)								
		Primary School	Further than 15 minute walk (1251m+)	5 minute walk or less (415m or less)							
			Between 5 and 15 minute walk (416m and 1250m)								
			5 minute walk or less (415m or less)								
Secondary School	Further than 20 minute	10 minute walk or less (830m or less)									

			walk (416m and 830m) 5 minute walk or less (415m or less)								
17) To encourage vibrant communities that participate in decision making	Is the proposed site in close proximity to the existing settlement with connectivity to existing housing?	No the site is over 1200m from the nearest housing with limited scope to provide direct connectivity The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity The site is less than 400m from the nearest housing area with direct links available	The site is less than 400m from the nearest housing area with direct links available	↑↑ The site is less than 400m from housing areas with direct links available	U	ST	P	I	R	LA	
18) To protect and enhance water resources, water quality and water availability	Is the site within a Groundwater Source Protection Zone 1, 2 or 3?	Yes, Zone 1 and employment allocation Yes, Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment. No not within a Groundwater Protection Zone	No not within a Groundwater Protection Zone	↑↑ Development of this site will not affect water quality or availability	U	LT	P	D	R	SB	
	Will development of the proposed site affect any sensitive water receptors?	Yes and impact unable to be mitigated Yes impact can be mitigated No the development will not affect any sensitive water receptors	No the development will not affect any sensitive water receptors								
19) To reduce the risk of flooding from all sources, both now and in the future	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Yes, extremely significant A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding	Site does not fall within a flood zone and has minimal or no risk of surface water flooding	↑ Development of this site will not be at a high risk of fluvial or surface water flooding.	L	LT	P	D	R	LA	

		Site does not fall within a flood zone and has minimal or no risk of surface water flooding								
Will development of the proposed site increase the risk of flooding?		Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.	No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.							
		Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.								
		No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.								
Can any increase in risk of flooding be mitigated?		No	Not applicable green above							
		Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.								
		Yes								
		Not applicable green above								

Summary of Sustainability Appraisal:
A MOD brownfield site in a fairly prominent location near to the main access route through Catterick Garrison. Site generally has good levels of access to many facilities and services (objective 16) and does have good accessibility to existing transport network (objective 3), although access to health, leisure and recreation facilities is more mixed. Performs well against objectives 3,4, 8, 10, 17 and 18. Mitigation will be required in relation to objective 1 in relation to biodiversity.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
386	Land NE of Somme Barracks	Scotton	9.04	Housing						
Context: This a greenfield site comprising former recreational area and an area of reverted farmland that was previously developed many years ago. Greenfield farmland (Site 384) and Housing to the North. Horne Road and Somme Barracks to the West Farmland and Car Garage to South with farmland to east.										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones. No harm likely	+/-	L	LT	P	D	I	LA
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact								
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	No							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated							
		Yes potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site fragment habitats?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated through design and retention of tree belts and hedgerows							
		Yes potentially but harm can be mitigated								
		No or opportunities to enhance								
Would development of the site impact upon Ancient Woodland, Veteran Trees or Tree subject to a preservation order (TPO)?	Yes and harm cannot be mitigated	Yes potentially some veteran trees but harm can be mitigated through retention								
	Yes potentially but harm can be mitigated									
	No									

	Is the development within, or does it impact on, a mineral safeguarding area?	Yes and impact cannot be mitigated Yes but impact can likely be mitigated No	No							
2) The prudent and efficient use of natural resources by minimising waste and re-using and recycling natural resources and materials locally	Not applicable at site level insufficient information available. This will be addressed at the application stage through the Local Plan Sustainable Development Chapter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3) To ensure a sustainable transport network which encourages the use of public transport, cycling and walking which minimises traffic congestion and improves air quality	Does the site link to footpath and cycle routes?	No or poor links with no prospect of improving connectivity or creating new routes/paths No, but potential for new links to both footpaths and cycle paths and PROW Yes, already well connected or very little off site works required to connect to the existing network.	Yes, already well connected or very little off site works required to connect to the existing network.	↑ This site adjoins an existing footpath and would require little off-site works to connect. Site is relatively close to existing bus stop	L	LT	R	I	R	LA
	Does the site have good connectivity to public transport (proximity to bus stop)?	No over 1200m Between 401 and 1200m Yes less than 400m	Between 401 and 1200m							
4) To make the most efficient use of land through optimising opportunities for the re-use of existing buildings and brownfield land.	Does the development re-use previously developed land?	No 0-25% of site is previously developed Yes 26-75% is previously developed Yes 76-100% is previously developed	No 0-25% of site is previously developed	+/- Site is greenfield, grade 3b agricultural land although some is reverted from having been previously developed.	L	LT	P	I	I	SB
	Could the development make efficient use of land	No development at 0-20 dwellings per hectare Development at 21-29 dwellings per hectare	Yes, development likely to be at 30+ dwellings per hectare							

		Yes development likely to be at 30+ dwellings per hectare		Development of this site is likely to be able to make efficient use of land and no significant contamination or ground condition issues which can be mitigated on site.						
	Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development	Yes but contamination or ground conditions can be mitigated through development							
		Yes but contamination or ground conditions can be mitigated through development								
		No contamination or ground issues known								
	Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land	Yes loss of 3b grade agricultural land							
		Yes loss of 3b, 4 and 5 grade agricultural land								
		No previously developed or non-agricultural								
5) To provide a good quality built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable design and construction, incorporating energy and water conservation measures, waste recycling facilities and increased use of sustainable materials.	Will development of the proposed site impact upon existing green infrastructure corridors?	Yes it will result in significant impact/loss of green infrastructure corridor	This development offers significant opportunity for potential enhancement of the green infrastructure corridor.	↑ The potential residential development of this site could enhance the green infrastructure corridor and potential to create link. It is compatible with surrounding land uses.	L	LT	P	D	R	LA
		Possible impact which can be mitigated through re-provision								
		No impact on existing green infrastructure corridor or potential significant enhancement of them.								
	Is the proposed site well connected to existing green infrastructure corridors?	No and limited opportunities to create link	Not directly linked but likely to be possible to create one							
		Not directly linked but likely to be possible to create one								
		Yes the site is well related and connected to existing green infrastructure corridor								
	Is the proposed preferred use for the site appropriate to the land uses of the surrounding land (north, south, east, and west)?	No, site is surrounded by uses not compliant with the proposed use and nuisance cannot be mitigated.	Yes same use or no nuisance caused							
		No but nuisance can be mitigated								
		Yes same use or no nuisance caused								

	Is the development in an area where amenity is likely to be affected by noise or pollution to new or existing residents?	<p>Yes adjacent to an industrial, farming or noise generating activity that cannot be mitigated</p> <p>Some uses that may affect amenity but likely to be mitigated against</p> <p>No development is not near to any uses likely to affect amenity</p>	No development is not near to any uses likely to affect amenity							
6) To ensure the creation of high quality, contextual buildings and places in which to live and work	N/A – It is not possible to apply this objective at the site assessment stage as the detailed design of a development will be provided and determined at the planning application stage. Policies in the Local Plan will require the design of development to be of a high quality and reflective of its context and immediate setting.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7) To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions	Is the proposed site in a location where the new development can likely be resilient to climate change?	<p>No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable</p> <p>Possibly, certain issues exist partly in (floodzone 2/3, partial risk of surface water flooding, largely south facing) but likely to be migrated through development</p> <p>Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change</p>	Possibly, partial risk of surface water flooding, site largely south facing but impact could be mitigated through development.	+/- Site can be resilient to climate change with development avoided/ mitigated in areas of surface water flood risk and development can be oriented to make maximum use of solar gain	L	LT	T	D	R	LA

8) To maintain and enhance the quality and character of the landscape and protect the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas and other protected areas.	Will the proposed development impact upon the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas	Yes the proposed development will impact upon the special qualities and setting of these protected landscapes	No impact on the setting and special qualities of these protected landscapes	+/- The development of this site will not impact upon the setting of any protected landscapes and whilst it will impact on the setting or character of Catterick Garrison this can likely be mitigated through design, layout and landscaping. It is not located in a settlement gap.	L	ST	P	D	I	LA
		A potential impact that could likely be mitigated								
		No impact on the setting and special qualities of these protected landscapes								
	Is the site prominent in any significant views towards a settlement?	Yes the proposed development of this site will have a negative impact on significant views which cannot be mitigated	Yes visible from the south but through careful and sensitive design, layout and landscaping of the proposed development the impact can be reduced							
		Yes, but through careful and sensitive design and layout of the proposed development the impact can be reduced								
		No the site is not prominent in any significant views towards a settlement								
	Will the proposed development impact on the form and character of a settlement?	Yes significant impact that could not be mitigated through careful design	The proposed development has potential to impact but this could be mitigated through careful design and layout							
		The proposed development has potential to impact but this could be mitigated through careful design and layout								
		No development of the site would not negatively impact on the form and character of a settlement and could form a natural extension or infill								
	Is the site located in any identified settlement gaps?	Yes the site is within an identified settlement gap and development of this site would significantly affect its purpose	No the proposed site is not located within an identified settlement gap.							
		The proposed development is partly within and could be designed in a way to								

		enhance the purpose of the settlement gap									
		No the proposed site is not located within an identified settlement gap or its development would enhance the purpose of the settlement gap.									
9) To improve health and wellbeing by ensuring all groups of the population have access to adequate leisure facilities, recreational activities and health services.	Does the proposed site have good access to recreational and health facilities?	Doctors	Further than 15 minute walk (1251m+)	Further than 15 minute walk (1251m+)	+/- Site is in a location which will not adversely impact upon health and wellbeing and has mixed accessibility to leisure and recreational facilities.	L	LT	P	I	R	LA
			Between 5 and 15 minute walk (416m and 1250m)								
			5 minute walk or less (415m or less)								
		Leisure Centre	Further than 15 minute walk (1251m+)	Further than 15 minute walk (1251m+)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
		Children's Play Area	Further than 10 minute walk (831m+)	Between 5 and 10 minute walk (416m and 830m)							
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								
		Informal Recreation/	Further than 15	10 minute walk or less (830m or less)							

		<p>Natural Green Space</p> <p>minute walk (1251m+)</p> <p>Between 10 and 15 minute walk (831m and 1250m)</p> <p>10 minute walk or less (830m or less)</p>								
		<p>Formal Outdoor Recreation (Playing Pitches)</p> <p>Further than 15 minute walk (1251m+)</p> <p>Between 10 and 15 minute walk (831m and 1250m)</p> <p>10 minute walk or less (830m or less)</p>	10 minute walk or less (830m or less)							
	Is the development in an area where the health and wellbeing of future or existing residents is likely to be affected by noise or air pollution or odours?	<p>Yes near to an air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that cannot be mitigated</p> <p>Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that can be mitigated</p> <p>No development is not near to any uses likely to affect health and wellbeing of future or existing residents.</p>	No development is not near to any uses likely to affect health and wellbeing of future or existing residents.							
10) To conserve and enhance the historic environment, heritage assets and their setting and improve understanding	Would development affect the setting and/or significance of a Designated heritage Asset? (Listed Building, Scheduled Monument,	<p>Yes the impact could not be mitigated through careful design of the development</p> <p>Yes but there is scope to mitigate the impact through careful design and layout of the development</p>	No impact on the setting and/or significance of a designated heritage asset.	↑↑ Development of this site will have no impact on the historic environment or heritage assets	U	LT	P	U	I	LA

and enjoyment of local cultural heritage.	Conservation Area, Historic Parkland etc)	No impact on the setting and/or significance of a designated heritage asset. Development will enhance or better reveal elements which contribute to the significance of the heritage asset.								
	Would development affect the character and appearance of a Conservation Area?	Yes the impact could not be mitigated through careful design of the development	No impact on the character and appearance of the Conservation Area.							
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the character and appearance of the Conservation Area. Development will enhance or better reveal elements which contribute to the character and appearance of the conservation area.								
Would development affect the setting and/or significance of a non-designated heritage asset	Yes the impact could not be mitigated through careful design of the development	No impact on a non-designated heritage asset								
	Yes but there is scope to mitigate the impact through careful design and layout of the development									
	No impact on the asset or development will enhance or better reveal elements which contribute to the significance of the non-designated heritage asset.									
11) To provide a mix of housing types and tenures in order to ensure all have the opportunity to meet their housing needs in accommodation of adequate quality.	Will the development provide an adequate overall mix of housing in terms of type, size and tenure to meet local needs?	All sites allocated for residential development are expected to meet Local Plan Policies on housing mix	All sites allocated for residential development are expected to meet Local Plan Policies on housing mix	All sites allocated for residential development are expected to meet Local Plan Policies on housing mix and affordable housing and being a large scale predominantly greenfield likely to be achievable.	L	LT	P	D	R	LA
		N/A – Site is only being considered for employment purposes								
	Will development provide affordable housing of the	All sites allocated for residential development are expected to meet Local Plan policies	All sites allocated for residential development are expected to meet							

	appropriate amount, type, size and tenure?	affordable housing requirements	Local Plan policies affordable housing requirements							
		Not applicable no affordable housing required or the site is only being considered for employment purposes								
12) To provide a reduction in crime and improve the perception of safety and security.	Not Applicable at site assessment stage. All development will be expected to achieve this at the planning application stage where Local Plan policies in this regard will be applied.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13) To provide a range of good quality employment opportunities available to all.	Will development of the proposed site create direct jobs?	N/A the proposed site is for housing development Possible mixed use site Yes the site is proposed for employment use so direct job creation would be expected.	N/A – Site being considered for SFA	N/A – Site being considered for SFA	N/A	N/A	N/A	N/A	N/A	N/A
	Will the proposed development great good quality employment opportunities for all	N/A the proposed site is for housing development Possibly the site is a mixed use site Yes the site is proposed for allocation as a high quality employment site	N/A – Site being considered for SFA							
14) To provide conditions which encourage economic growth, business success, diversification of existing enterprises and investment in both urban and rural locations.	Will development of the proposed site encourage investment, economic growth and business diversification	N/A the proposed site is for housing development	N/A – Site being considered for SFA	N/A – Site being considered for SFA	N/A	N/A	N/A	N/A	N/A	N/A
		Possibly the site is mixed use so may offer some scope for growth, investment and diversification. Yes the site is proposed for employment uses and would encourage growth, diversification and investment in the local economy								

15) To provide education and training opportunities which build the skills and capacity of the population	This objective is not applicable for the site assessment appraisal. Local plan policies will encourage and expect applicants to demonstrate how the development will provide education and training opportunities for the local population	N/A			N/A	N/A	N/A	N/A	N/A	N/A	N/A
16) To maintain and enhance provision of infrastructure including local services and community facilities to ensure needs can be met locally.	Does the site have good connectivity to facilities and services?	Town Centre	Further than 20 minute walk (1661m +)	Further than 20 minute walk (1661m +)	↓ Site generally has poor access to local services and community facilities although is located adjacent to Somme Barracks.	L	LT	R	D	R	LA
			Between 10 and 20 minute walk (831m and 1659m)								
			10 minute walk or less (830m or less)								
		Primary School	Further than 15 minute walk (1251m+)	Further than 15 minute walk (1251m+)							
		Between 5 and 15 minute walk (416m and 1250m)									
		5 minute walk or less (415m or less)									
		Secondary School	Further than 20 minute walk (1661m+)	Further than 20 minute walk (1661m+)							
		Between 10 and 20 minute walk (831m and 1660m)									
		10 minute walk or less (830m or less)									

		The site is less than 400m from the nearest housing area with direct links available									
18) To protect and enhance water resources, water quality and water availability	Is the site within a Groundwater Source Protection Zone 1, 2 or 3?	Yes, Zone 1 and employment allocation	No not within a Groundwater Protection Zone	↑↑ Development of this site will not affect water quality or availability	U	LT	P	D	R	SB	
		Yes, Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment.									
		No not within a Groundwater Protection Zone									
	Will development of the proposed site affect any sensitive water receptors?	Yes and impact unable to be mitigated	No the development will not affect any sensitive water receptors								
		Yes impact can be mitigated									
		No the development will not affect any sensitive water receptors									
19) To reduce the risk of flooding from all sources, both now and in the future	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Yes, extremely significant	Small Areas of surface water flood risk located on site.	N Development of this site is likely to be able to avoid/mitigate against any risk of surface water flooding presented on site.	L	LT	P	D	R	LA	
		A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding									
		Site does not fall within a flood zone and has minimal or no risk of surface water flooding									
	Will development of the proposed site increase the risk of flooding?	Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.	Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.								
		Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.									

		No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.								
	Can any increase in risk of flooding be mitigated?	No	Yes							
		Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.								
		Yes								
		Not applicable green above								

Summary of Sustainability Appraisal:

A large greenfield site on the south eastern edge of Catterick Garrison which is adjacent to Somme Barracks but distant from many recreation, facilities and services, although does have good accessibility to existing transport network. Performs well against objectives 10, 17 and 18. Mitigation will be required in relation to objective 1 and 19 and development avoided in areas at high risk of surface water flooding.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
403	MOD TMP, Horne/Catterick Road	Colburn	2.32	Housing						
Context: This site is currently used as an MOD Training Material Park for the storage and maintenance of vehicles. Tree Belt and Catterick Road to the North and Horne Road to the West and Former Hospital (Site 371) beyond. Previously developed land to the South Pinhill Mess, Site 383). Wooded area to the east with housing beyond.										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones. No harm likely	↑↑	L	LT	P	D	I	LA
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact								
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	No							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	No an opportunities to improve habitat by creating corridor across site.							
		Yes potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site fragment habitats?	Yes and harm cannot be mitigated	No opportunities to enhance by creating corridor across site.							
		Yes potentially but harm can be mitigated								
		No or opportunities to enhance								
	Would development of the site impact upon Ancient Woodland, Veteran Trees or Tree subject to a preservation order (TPO)?	Yes and harm cannot be mitigated	No							
		Yes potentially but harm can be mitigated								
		No								

	Is the development within, or does it impact on, a mineral safeguarding area?	Yes and impact cannot be mitigated Yes but impact can likely be mitigated No	No							
2) The prudent and efficient use of natural resources by minimising waste and re-using and recycling natural resources and materials locally	Not applicable at site level insufficient information available. This will be addressed at the application stage through the Local Plan Sustainable Development Chapter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3) To ensure a sustainable transport network which encourages the use of public transport, cycling and walking which minimises traffic congestion and improves air quality	Does the site link to footpath and cycle routes?	No or poor links with no prospect of improving connectivity or creating new routes/paths No, but potential for new links to both footpaths and cycle paths and PROW Yes, already well connected or very little off site works required to connect to the existing network.	Yes, already well connected or very little off site works required to connect to the existing network.	↑↑ This site adjoins an existing foot/cycle path and would require little off-site works to connect to them. Site is very close to existing bus stop.	L	LT	R	I	R	LA
	Does the site have good connectivity to public transport (proximity to bus stop)?	No over 1200m Between 401 and 1200m Yes less than 400m	Yes less than 400m							
4) To make the most efficient use of land through optimising opportunities for the re-use of existing buildings and brownfield land.	Does the development re-use previously developed land?	No 0-25% of site is previously developed Yes 26-75% is previously developed Yes 76-100% is previously developed	Yes 76-100% is previously developed	↑↑ Site is previously developed. Development of this site is likely to be able to make efficient use of land and any ground/contamination	L	LT	P	I	I	SB
	Could the development make efficient use of land	No development at 0-20 dwellings per hectare Development at 21-29 dwellings per hectare	Yes development likely to be at 30+ dwellings per hectare							

		Yes development likely to be at 30+ dwellings per hectare		issues likely to be mitigatable							
	Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development	Yes but contamination or ground conditions can be mitigated through development								
		Yes but contamination or ground conditions can be mitigated through development									
		No contamination or ground issues known									
	Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land	No previously developed or non-agricultural								
		Yes loss of 3b, 4 and 5 grade agricultural land									
		No previously developed or non-agricultural									
5) To provide a good quality built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable design and construction, incorporating energy and water conservation measures, waste recycling facilities and increased use of sustainable materials.	Will development of the proposed site impact upon existing green infrastructure corridors?	Yes it will result in significant impact/loss of green infrastructure corridor	No impact on existing green infrastructure corridor and potential to enhance neighbouring one.	↑ The impact of the potential development of this site on the green infrastructure corridor can be mitigated through retention and it is well connected to existing green infrastructure corridor. It is compatible with surrounding land uses.	L	LT	P	D	R	LA	
		Possible impact which can be mitigated through re-provision									
		No impact on existing green infrastructure corridor or potential significant enhancement of them.									
	Is the proposed site well connected to existing green infrastructure corridors?	No and limited opportunities to create link	Yes the site is well related and connected to existing green infrastructure corridor								
		Not directly linked but likely to be possible to create one									
		Yes the site is well related and connected to existing green infrastructure corridor									
	Is the proposed preferred use for the site appropriate to the land uses of the surrounding land (north, south, east, and west)?	No, site is surrounded by uses not compliant with the proposed use and nuisance cannot be mitigated.	Yes same use or no nuisance caused								
		No but nuisance can be mitigated									
		Yes same use or no nuisance caused									

	Is the development in an area where amenity is likely to be affected by noise or pollution to new or existing residents?	<p>Yes adjacent to an industrial, farming or noise generating activity that cannot be mitigated</p> <p>Some uses that may affect amenity but likely to be mitigated against</p> <p>No development is not near to any uses likely to affect amenity</p>	No development is not near to any uses likely to affect amenity							
6) To ensure the creation of high quality, contextual buildings and places in which to live and work	N/A – It is not possible to apply this objective at the site assessment stage as the detailed design of a development will be provided and determined at the planning application stage. Policies in the Local Plan will require the design of development to be of a high quality and reflective of its context and immediate setting.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7) To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions	Is the proposed site in a location where the new development can likely be resilient to climate change?	<p>No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable</p> <p>Possibly, certain issues exist partly in (floodzone 2/3, partial risk of surface water flooding, largely south facing) but likely to be migrated through development</p> <p>Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change</p>	Possibly small section of site at 1 in 30 yr surface water flood risk although development can be avoided/mitigated in that area to be developed to be resilient to climate change.	N	L	LT	T	D	R	LA

8) To maintain and enhance the quality and character of the landscape and protect the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas and other protected areas.	Will the proposed development impact upon the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas	Yes the proposed development will impact upon the special qualities and setting of these protected landscapes	No impact on the setting and special qualities of these protected landscapes	↑↑ The development of this site will not impact upon the setting of any protected landscapes or on the setting or character of Catterick Garrison. It could lead to the enhancement to the character of the area and is not located in a settlement gap.	L	ST	P	D	I	LA
		A potential impact that could likely be mitigated								
		No impact on the setting and special qualities of these protected landscapes								
	Is the site prominent in any significant views towards a settlement?	Yes the proposed development of this site will have a negative impact on significant views which cannot be mitigated	No the site is not prominent in any significant views towards a settlement							
		Yes, but through careful and sensitive design and layout of the proposed development the impact can be reduced								
		No the site is not prominent in any significant views towards a settlement								
	Will the proposed development impact on the form and character of a settlement?	Yes significant impact that could not be mitigated through careful design	No development of the site would not negatively impact on the form and character of a settlement and could form a natural infill and enhance it through redevelopment of previously developed site.							
		The proposed development has potential to impact but this could be mitigated through careful design and layout								
		No development of the site would not negatively impact on the form and character of a settlement and could form a natural extension or infill								
	Is the site located in any identified settlement gaps?	Yes the site is within an identified settlement gap and development of this site would significantly affect its purpose	No the proposed site is not located within an identified settlement gap.							
		The proposed development is partly within and could be designed in a way to								

		enhance the purpose of the settlement gap									
		No the proposed site is not located within an identified settlement gap or its development would enhance the purpose of the settlement gap.									
9) To improve health and wellbeing by ensuring all groups of the population have access to adequate leisure facilities, recreational activities and health services.	Does the proposed site have good access to recreational and health facilities?	Doctors	Further than 15 minute walk (1251m+)	Between 5 and 15 minute walk (416m and 1250m)	+/- Site is in a location which will not adversely impact upon health and wellbeing and has mixed accessibility to leisure, health and recreational facilities.	L	LT	P	I	R	LA
			Between 5 and 15 minute walk (416m and 1250m)								
			5 minute walk or less (415m or less)								
		Leisure Centre	Further than 15 minute walk (1251m+)	Further than 15 minute walk (1251m+)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
		Children's Play Area	Further than 10 minute walk (831m+)	Between 5 and 10 minute walk (416m and 830m)							
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less								

			(415m or less)								
		Informal Recreation/ Natural Green Space	Further than 15 minute walk (1251m+)	10 minute walk or less (830m or less)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
		Formal Outdoor Recreation (Playing Pitches)	Further than 15 minute walk (1251m+)	10 minute walk or less (830m or less)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
	Is the development in an area where the health and wellbeing of future or existing residents is likely to be affected by noise or air pollution or odours?		Yes near to an air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that cannot be mitigated	No development is not near to any uses likely to affect health and wellbeing of future or existing residents.							
			Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that can be mitigated								
			No development is not near to any uses likely to affect health and wellbeing of future or existing residents.								

10) To conserve and enhance the historic environment, heritage assets and their setting and improve understanding and enjoyment of local cultural heritage.	Would development affect the setting and/or significance of a Designated heritage Asset? (Listed Building, Scheduled Monument, Conservation Area, Historic Parkland etc)	Yes the impact could not be mitigated through careful design of the development	No impact on the setting and/or significance of a designated heritage asset.	↑↑ Development of this site will have no impact on designated heritage assets and it's redevelopment could significantly enhance the setting of neighbouring Pinhill Mess.	U	LT	P	U	I	LA
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the setting and/or significance of a designated heritage asset. Development will enhance or better reveal elements which contribute to the significance of the heritage asset.								
	Would development affect the character and appearance of a Conservation Area?	Yes the impact could not be mitigated through careful design of the development	No impact on the character and appearance of the Conservation Area.							
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the character and appearance of the Conservation Area. Development will enhance or better reveal elements which contribute to the character and appearance of the conservation area.								
	Would development affect the setting and/or significance of a non-designated heritage asset	Yes the impact could not be mitigated through careful design of the development	Yes, neighbouring Pinhill Mess but there is scope to enhance its setting through re-development of this site.							
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the asset or development will enhance or better reveal elements which contribute to the significance of the non-designated heritage asset.								
11) To provide a mix of housing types and	Will the development provide an adequate overall mix of housing	All sites allocated for residential development are expected to meet	All sites allocated for residential development are	↑	L	LT	P	D	R	LA

tenures in order to ensure all have the opportunity to meet their housing needs in accommodation of adequate quality.	in terms of type, size and tenure to meet local needs?	Local Plan Policies on housing mix	expected to meet Local Plan Policies on housing mix	All sites allocated for residential development are expected to meet Local Plan Policies on housing mix and affordable housing and being a brownfield site likely to be less achievable.						
		N/A – Site is only being considered for employment purposes								
	Will development provide affordable housing of the appropriate amount, type, size and tenure?	All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements	All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements							
		Not applicable no affordable housing required or the site is only being considered for employment purposes								
12) To provide a reduction in crime and improve the perception of safety and security.	Not Applicable at site assessment stage. All development will be expected to achieve this at the planning application stage where Local Plan polices in this regard will be applied.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13) To provide a range of good quality employment opportunities available to all.	Will development of the proposed site create direct jobs?	N/A the proposed site is for housing development	N/A – Site being considered for Housing	N/A – Site being considered for Housing	N/A	N/A	N/A	N/A	N/A	N/A
		Possible mixed use site								
	Yes the site is proposed for employment use so direct job creation would be expected.									
	Will the proposed development great good quality employment opportunities for all	N/A the proposed site is for housing development	N/A – Site being considered for Housing							
Possibly the site is a mixed use site										
	Yes the site is proposed for allocation as a high quality employment site									
14) To provide conditions which encourage economic growth, business success, diversification of existing	Will development of the proposed site encourage investment, economic growth and business diversification	N/A the proposed site is for housing development	N/A – Site being considered for Housing	N/A – Site being considered for Housing	N/A	N/A	N/A	N/A	N/A	N/A
		Possibly the site is mixed use so may offer some scope for growth, investment and diversification.								

enterprises and investment in both urban and rural locations.		Yes the site is proposed for employment uses and would encourage growth, diversification and investment in the local economy										
15) To provide education and training opportunities which build the skills and capacity of the population	This objective is not applicable for the site assessment appraisal. Local plan policies will encourage and expect applicants to demonstrate how the development will provide education and training opportunities for the local population	N/A			N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16) To maintain and enhance provision of infrastructure including local services and community facilities to ensure needs can be met locally.	Does the site have good connectivity to facilities and services?	Town Centre	Further than 20 minute walk (1661m +)	Between 10 and 20 minute walk (831m and 1659m)	↑ Site generally has good access to local services and community facilities being near to Le Cateau Primary School, White Shops, Secondary School and Employment Areas.	L	LT	R	D	R	LA	
			Between 10 and 20 minute walk (831m and 1659m)									
			10 minute walk or less (830m or less)									
	Primary School	Further than 15 minute walk (1251m+)	Between 5 and 15 minute walk (416m and 1250m)									
	Between 5 and 15 minute walk (416m and 1250m)											
	5 minute walk or less (415m or less)											
	Secondary School	Further than 20 minute	10 minute walk or less (830m or less)									

			walk (416m and 830m) 5 minute walk or less (415m or less)								
17) To encourage vibrant communities that participate in decision making	Is the proposed site in close proximity to the existing settlement with connectivity to existing housing?	No the site is over 1200m from the nearest housing with limited scope to provide direct connectivity The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity The site is less than 400m from the nearest housing area with direct links available	The site is less than 400m from the nearest housing area with direct links available	↑↑ The site is less than 400m from housing areas with direct links available	U	ST	P	I	R	LA	
18) To protect and enhance water resources, water quality and water availability	Is the site within a Groundwater Source Protection Zone 1, 2 or 3?	Yes, Zone 1 and employment allocation Yes, Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment. No not within a Groundwater Protection Zone	No not within a Groundwater Protection Zone	↑↑ Development of this site will not affect water quality or availability	U	LT	P	D	R	SB	
	Will development of the proposed site affect any sensitive water receptors?	Yes and impact unable to be mitigated Yes impact can be mitigated No the development will not affect any sensitive water receptors	No the development will not affect any sensitive water receptors								
19) To reduce the risk of flooding from all sources, both now and in the future	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Yes, extremely significant A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding	Small part of site is within a 1 in 30yr risk of surface water flooding	N Development of this site will not be at a high risk of fluvial or surface water flooding providing development is avoided/mitigated in the small parts of the site at high risk of	L	LT	P	D	R	LA	

		Site does not fall within a flood zone and has minimal or no risk of surface water flooding		surface water flooding.							
Will development of the proposed site increase the risk of flooding?		Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.	Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.								
		Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.									
Can any increase in risk of flooding be mitigated?		No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.	Yes								
		No									
		Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.									
		Yes									
		Not applicable green above									

Summary of Sustainability Appraisal:
A brownfield site in a prominent location on the main access route through Catterick Garrison. Site generally has good levels of access to many facilities and services (objective 16) and does have good accessibility to existing transport network (objective 3), although access to health, leisure and recreation facilities is more mixed. Performs well against objectives 1,3,4, 8, 10, 17 and 18. Mitigation will be required in relation to objective 19 in relation to biodiversity surface water flood risk.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
404	Land South of Loos Road	Scotton	9.39	Housing						
Context: This MOD site contains the Catterick Garrison Saddle Club, grazing land and an area of hardstanding. The grazing land is mainly reverted greenfield having previously contained further stabling and the area to the east of the beck married quarters. Loos Road and grazing land (sites 381 & 382) to the north. Woodland and grazing land to the south and housing to the west. Tree Belt and Somme Barracks to the east.										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones. No harm likely	↑ The development of this site may impact upon certain elements of biodiversity and geo-diversity but potential to mitigate and significantly enhance habitat linkages across site.	L	LT	P	D	I	LA
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact								
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	No							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated							
		Yes potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site fragment habitats?	Yes and harm cannot be mitigated	No opportunities to enhance by creating corridors across site.							
		Yes potentially but harm can be mitigated								
		No or opportunities to enhance								
	Would development of the site impact upon Ancient Woodland, Veteran	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated through retention.							
		Yes potentially but harm can be mitigated								

	Trees or Tree subject to a preservation order (TPO)?	No								
	Is the development within, or does it impact on, a mineral safeguarding area?	Yes and impact cannot be mitigated	No							
		Yes but impact can likely be mitigated								
		No								
2) The prudent and efficient use of natural resources by minimising waste and re-using and recycling natural resources and materials locally	Not applicable at site level insufficient information available. This will be addressed at the application stage through the Local Plan Sustainable Development Chapter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3) To ensure a sustainable transport network which encourages the use of public transport, cycling and walking which minimises traffic congestion and improves air quality	Does the site link to footpath and cycle routes?	No or poor links with no prospect of improving connectivity or creating new routes/paths	No, not directly but potential for new links to both footpaths and cycle paths	↑	L	LT	R	I	R	LA
		No, but potential for new links to both footpaths and cycle paths and PROW								
		Yes, already well connected or very little off site works required to connect to the existing network.								
	Does the site have good connectivity to public transport (proximity to bus stop)?	No over 1200m	Yes less than 400m							
		Between 401 and 1200m								
		Yes less than 400m								
4) To make the most efficient use of land through optimising opportunities for	Does the development re-use previously developed land?	No 0-25% of site is previously developed	Yes 26-75% is previously developed	↑	L	LT	P	I	I	SB
		Yes 26-75% is previously developed								
		Yes 76-100% is previously developed								
				Most of site was previously developed although much of this has reverted to low						

the re-use of existing buildings and brownfield land.	Could the development make efficient use of land	No development at 0-20 dwellings per hectare	Yes development likely to be at 30+ dwellings per hectare	quality greenfield grazing land. Development of this site is likely to be able to make efficient use of land and any ground/contamination issues likely to be mitigatable						
		Development at 21-29 dwellings per hectare								
		Yes development likely to be at 30+ dwellings per hectare								
	Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development	Yes but contamination or ground conditions can be mitigated through development							
		Yes but contamination or ground conditions can be mitigated through development								
		No contamination or ground issues known								
	Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land	No previously developed or non-agricultural							
		Yes loss of 3b, 4 and 5 grade agricultural land								
		No previously developed or non-agricultural								
5) To provide a good quality built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable design and construction, incorporating energy and water conservation measures, waste recycling facilities and increased use of sustainable materials.	Will development of the proposed site impact upon existing green infrastructure corridors?	Yes it will result in significant impact/loss of green infrastructure corridor	Possible impact which can be mitigated through enhancement and retention of beck corridor potentially creating an overall enhancement.	↑ The impact of the potential development of this site on the green infrastructure corridor can be mitigated through retention/enhancement of beck corridor and it is well connected to existing green infrastructure corridor. It is compatible with surrounding land uses.	L	LT	P	D	R	LA
		Possible impact which can be mitigated through re-provision								
		No impact on existing green infrastructure corridor or potential significant enhancement of them.								
	Is the proposed site well connected to existing green infrastructure corridors?	No and limited opportunities to create link	Yes the site is well related and connected to existing green infrastructure corridor							
		Not directly linked but likely to be possible to create one								
		Yes the site is well related and connected to existing green infrastructure corridor								
	Is the proposed preferred use for the site appropriate to the land uses of the surrounding land	No, site is surrounded by uses not compliant with the proposed use and nuisance cannot be mitigated.	Yes same use or no nuisance caused and existing significant tree buffer							

	(north, south, east, and west)?	No but nuisance can be mitigated	between site and Somme Barracks							
	Is the development in an area where amenity is likely to be affected by noise or pollution to new or existing residents?	Yes same use or no nuisance caused								
		Yes adjacent to an industrial, farming or noise generating activity that cannot be mitigated	No development is not near to any uses likely to affect amenity as significant tree buffer between site and Somme Barracks.							
		Some uses that may affect amenity but likely to be mitigated against								
		No development is not near to any uses likely to affect amenity								
6) To ensure the creation of high quality, contextual buildings and places in which to live and work	N/A – It is not possible to apply this objective at the site assessment stage as the detailed design of a development will be provided and determined at the planning application stage. Policies in the Local Plan will require the design of development to be of a high quality and reflective of its context and immediate setting.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7) To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions	Is the proposed site in a location where the new development can likely be resilient to climate change?	No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable	Possibly, certain issues exist approximately 25% of central part of site in (floodzone 2/3, and other small parts of site at risk of surface water flooding but development can be avoided in floodzone 2 and 3 and surface water areas also avoided or mitigated.	+/-	L	LT	T	D	R	LA
		Possibly, certain issues exist partly in (floodzone 2/3, partial risk of surface water flooding, largely south facing) but likely to be migrated through development								

		Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change								
8) To maintain and enhance the quality and character of the landscape and protect the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas and other protected areas.	Will the proposed development impact upon the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas	Yes the proposed development will impact upon the special qualities and setting of these protected landscapes	No impact on the setting and special qualities of these protected landscapes	↑↑ The development of this site will not impact upon the setting of any protected landscapes or on the setting or character of Catterick Garrison. It could lead to the enhancement of the character of the area and is not located in a settlement gap.	L	ST	P	D	I	LA
		A potential impact that could likely be mitigated								
		No impact on the setting and special qualities of these protected landscapes								
	Is the site prominent in any significant views towards a settlement?	Yes the proposed development of this site will have a negative impact on significant views which cannot be mitigated	No the site is not prominent in any significant views towards a settlement							
		Yes, but through careful and sensitive design and layout of the proposed development the impact can be reduced								
		No the site is not prominent in any significant views towards a settlement								
	Will the proposed development impact on the form and character of a settlement?	Yes significant impact that could not be mitigated through careful design	No development of the site would not negatively impact on the form and character of a settlement and could form a natural rounding of this previously developed area and enhance it through redevelopment of previously developed site.							
		The proposed development has potential to impact but this could be mitigated through careful design and layout								
		No development of the site would not negatively impact on the form and character of a settlement and could form a natural extension or infill								

	Is the site located in any identified settlement gaps?	<p>Yes the site is within an identified settlement gap and development of this site would significantly affect its purpose</p> <p>The proposed development is partly within and could be designed in a way to enhance the purpose of the settlement gap</p> <p>No the proposed site is not located within an identified settlement gap or its development would enhance the purpose of the settlement gap.</p>	No the proposed site is not located within an identified settlement gap.							
9) To improve health and wellbeing by ensuring all groups of the population have access to adequate leisure facilities, recreational activities and health services.	Does the proposed site have good access to recreational and health facilities?	<p>Doctors</p> <p>Further than 15 minute walk (1251m+)</p> <p>Between 5 and 15 minute walk (416m and 1250m)</p> <p>5 minute walk or less (415m or less)</p>	Further than 15 minute walk (1251m+)	+/-	L	LT	P	I	R	LA
		<p>Leisure Centre</p> <p>Further than 15 minute walk (1251m+)</p> <p>Between 10 and 15 minute walk (831m and 1250m)</p> <p>10 minute walk or less (830m or less)</p>	Further than 15 minute walk (1251m+)							
		<p>Children's Play Area</p> <p>Further than 10 minute</p>	Between 5 and 10 minute walk (416m and 830m)							

			walk (831m+)							
			Between 5 and 10 minute walk (416m and 830m)							
			5 minute walk or less (415m or less)							
		Informal Recreation/ Natural Green Space	Further than 15 minute walk (1251m+)	10 minute walk or less (830m or less)						
			Between 10 and 15 minute walk (831m and 1250m)							
			10 minute walk or less (830m or less)							
		Formal Outdoor Recreation (Playing Pitches)	Further than 15 minute walk (1251m+)	Between 10 and 15 minute walk (831m and 1250m)						
			Between 10 and 15 minute walk (831m and 1250m)							
			10 minute walk or less (830m or less)							
	Is the development in an area where the health and wellbeing of future or existing residents is likely to be affected by noise	Yes near to an air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that cannot be mitigated	No development is not near to any uses likely to affect health and wellbeing of future or existing residents.							

	or air pollution or odours?	Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that can be mitigated								
		No development is not near to any uses likely to affect health and wellbeing of future or existing residents.								
10) To conserve and enhance the historic environment, heritage assets and their setting and improve understanding and enjoyment of local cultural heritage.	Would development affect the setting and/or significance of a Designated heritage Asset? (Listed Building, Scheduled Monument, Conservation Area, Historic Parkland etc)	Yes the impact could not be mitigated through careful design of the development	No impact on the setting and/or significance of a designated heritage asset.	↑↑ Development of this site will have no impact on the historic environment and heritage assets	U	LT	P	U	I	LA
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the setting and/or significance of a designated heritage asset. Development will enhance or better reveal elements which contribute to the significance of the heritage asset.								
	Would development affect the character and appearance of a Conservation Area?	Yes the impact could not be mitigated through careful design of the development	No impact on the character and appearance of the Conservation Area.							
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the character and appearance of the Conservation Area. Development will enhance or better reveal elements which contribute to the character and appearance of the conservation area.								
	Would development affect the setting and/or significance	Yes the impact could not be mitigated through careful design of the development	No impact on non-designated heritage assets.							

	of a non-designated heritage asset	Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the asset or development will enhance or better reveal elements which contribute to the significance of the non-designated heritage asset.								
11) To provide a mix of housing types and tenures in order to ensure all have the opportunity to meet their housing needs in accommodation of adequate quality.	Will the development provide an adequate overall mix of housing in terms of type, size and tenure to meet local needs?	All sites allocated for residential development are expected to meet Local Plan Policies on housing mix	All sites allocated for residential development are expected to meet Local Plan Policies on housing mix	↑ All sites allocated for residential development are expected to meet Local Plan Policies on housing mix and affordable housing and being a partly brownfield site likely to be less achievable.	L	LT	P	D	R	LA
		N/A – Site is only being considered for employment purposes								
	Will development provide affordable housing of the appropriate amount, type, size and tenure?	All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements	All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements							
		Not applicable no affordable housing required or the site is only being considered for employment purposes								
12) To provide a reduction in crime and improve the perception of safety and security.	Not Applicable at site assessment stage. All development will be expected to achieve this at the planning application stage where Local Plan policies in this regard will be applied.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13) To provide a range of good quality employment opportunities available to all.	Will development of the proposed site create direct jobs?	N/A the proposed site is for housing development	N/A – Site being considered for Housing	N/A – Site being considered for Housing	N/A	N/A	N/A	N/A	N/A	N/A
		Possible mixed use site								
		Yes the site is proposed for employment use so direct job creation would be expected.								
	Will the proposed development great	N/A the proposed site is for housing development								

	good quality employment opportunities for all	Possibly the site is a mixed use site Yes the site is proposed for allocation as a high quality employment site	N/A – Site being considered for Housing								
14) To provide conditions which encourage economic growth, business success, diversification of existing enterprises and investment in both urban and rural locations.	Will development of the proposed site encourage investment, economic growth and business diversification	N/A the proposed site is for housing development Possibly the site is mixed use so may offer some scope for growth, investment and diversification. Yes the site is proposed for employment uses and would encourage growth, diversification and investment in the local economy	N/A – Site being considered for Housing	N/A – Site being considered for Housing	N/A	N/A	N/A	N/A	N/A	N/A	N/A
15) To provide education and training opportunities which build the skills and capacity of the population	This objective is not applicable for the site assessment appraisal. Local plan policies will encourage and expect applicants to demonstrate how the development will provide education and training opportunities for the local population	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16) To maintain and enhance provision of infrastructure including local services and community facilities to ensure needs can be met locally.	Does the site have good connectivity to facilities and services?	Town Centre Further than 20 minute walk (1661m +) Between 10 and 20 minute walk (831m and 1659m) 10 minute walk or less (830m or less) Primary School Further than 15	Further than 20 minute walk (1661m +)	↓ Site generally has poor access to local services and community facilities with all being beyond the distance people considered to be prepared/able to walk on average.	L	LT	R	D	R	LA	

			<p>minute walk (1251m+)</p> <p>Between 5 and 15 minute walk (416m and 1250m)</p> <p>5 minute walk or less (415m or less)</p>	Further than 15 minute walk (1251m+)							
		Secondary School	<p>Further than 20 minute walk (1661m+)</p> <p>Between 10 and 20 minute walk (831m and 1660m)</p> <p>10 minute walk or less (830m or less)</p>	Further than 20 minute walk (1661m+)							
		Village Hall	<p>Further than 15 minute walk (1251m+)</p> <p>Between 10 and 15 minute walk (831m and 1250m)</p> <p>10 minute walk or less (830m or less)</p>	Further than 15 minute walk (1251m+)							
		Employment Areas	<p>Further than 20 minute walk (1660m+)</p> <p>Between 10 and 20</p>	Further than 20 minute walk (1660m+)							

			minute walk (831m and 1659m)								
			Less than 10 minute walk (829m or less)								
		Convenience Store	Further than 10 minute walk (831m+)	Further than 10 minute walk (831m+)							
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								
17) To encourage vibrant communities that participate in decision making	Is the proposed site in close proximity to the existing settlement with connectivity to existing housing?	No the site is over 1200m from the nearest housing with limited scope to provide direct connectivity	The site is less than 400m from the nearest housing area with direct links available	↑↑	U	ST	P	I	R	LA	
		The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity									
		The site is less than 400m from the nearest housing area with direct links available									
18) To protect and enhance water resources, water quality and water availability	Is the site within a Groundwater Source Protection Zone 1, 2 or 3?	Yes, Zone 1 and employment allocation	No not within a Groundwater Protection Zone	↑↑	U	LT	P	D	R	SB	
		Yes, Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment.									
		No not within a Groundwater Protection Zone									

	Will development of the proposed site affect any sensitive water receptors?	<p>Yes and impact unable to be mitigated</p> <p>Yes impact can be mitigated</p> <p>No the development will not affect any sensitive water receptors</p>	No the development will not affect any sensitive water receptors							
19) To reduce the risk of flooding from all sources, both now and in the future	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	<p>Yes, extremely significant</p> <p>A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding</p> <p>Site does not fall within a flood zone and has minimal or no risk of surface water flooding</p>	Central part of the site in floodzone 2/3 and small parts at high risk (1 in 30yr) of surface water flooding where development could be avoided.	N	L	LT	P	D	R	LA
	Will development of the proposed site increase the risk of flooding?	<p>Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.</p> <p>Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.</p> <p>No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.</p>	Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through avoidance/mitigation.							
	Can any increase in risk of flooding be mitigated?	<p>No</p> <p>Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.</p> <p>Yes</p>	Yes							

		Not applicable green above								
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Summary of Sustainability Appraisal:

A MOD site partly previously developed and partly reverted grazing land. Site generally has poor levels of access to many facilities and services (objective 16) but does have reasonable accessibility to existing transport network (objective 3), although access to health, leisure and recreation facilities is more mixed. Performs well against objectives 8, 10, 17 and 18. Mitigation/Avoidance will be required in relation to objectives 1 and 19 in relation to biodiversity and flood risk.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
105	Land at Colburn Grange Farm	Colburn	5.47	Housing						
Context: This is a greenfield site on the western edge of Colburn. Residential development and Primary School to the east. A6136 to the South and farmland to the East and also to the North.										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones. No harm likely	N	L	LT	P	D	R	SB
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact								
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	No							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	No or opportunities to improve habitat							
		Yes, potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site fragment habitats?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated							
		Yes potentially but harm can be mitigated								
		No or opportunities to enhance								
	Would development of the site impact upon Ancient	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated							
		Yes potentially but harm can be mitigated								

	Woodland, Veteran Trees or Tree subject to a preservation order (TPO)?	No								
	Is the development within, or does it impact on, a mineral safeguarding area?	Yes and impact cannot be mitigated	Yes partly but impact can likely be mitigated							
		Yes but impact can likely be mitigated								
		No								
2) The prudent and efficient use of natural resources by minimising waste and re-using and recycling natural resources and materials locally	Not applicable at site level insufficient information available. This will be addressed at the application stage through the Local Plan Sustainable Development Chapter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3) To ensure a sustainable transport network which encourages the use of public transport, cycling and walking which minimises traffic congestion and improves air quality	Does the site link to footpath and cycle routes?	No or poor links with no prospect of improving connectivity or creating new routes/paths	Yes, already well connected with very little off site works required to connect to the existing network.	↑↑	L	LT	R	I	R	LA
		No, but potential for new links to both footpaths and cycle paths and PROW								
		Yes, already well connected or very little off site works required to connect to the existing network.								
	Does the site have good connectivity to public transport (proximity to bus stop)?	No over 1200m	Yes less than 400m							
		Between 401 and 1200m								
		Yes less than 400m								

4) To make the most efficient use of land through optimising opportunities for the re-use of existing buildings and brownfield land.	Does the development re-use previously developed land?	No 0-25% of site is previously developed	No 0-25% of site is previously developed	+/- Site is greenfield, grade 3b agricultural land. Development of this site is likely to be able to make efficient use of land and no ground condition issues known on site.	L	LT	P	D	R	SB
		Yes 26-75% is previously developed								
		Yes 76-100% is previously developed								
	Could the development make efficient use of land	No development at 0-20 dwellings per hectare	Yes development likely to be at 30+ dwellings per hectare							
		Development at 21-29 dwellings per hectare								
		Yes development likely to be at 30+ dwellings per hectare								
	Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development	No contamination or ground issues known							
		Yes but contamination or ground conditions can be mitigated through development								
		No contamination or ground issues known								
	Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land	Yes loss of 3b, 4 and 5 grade agricultural land							
		Yes loss of 3b, 4 and 5 grade agricultural land								
		No previously developed or non-agricultural								
5) To provide a good quality-built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable design and construction, incorporating energy and water conservation measures, waste recycling facilities and increased use	Will development of the proposed site impact upon existing green infrastructure corridors?	Yes it will result in significant impact/loss of green infrastructure corridor	Possible impact which can be mitigated through re-provision	+/- The potential residential development can be connected to, although could impact upon the existing green infrastructure corridor and would require mitigation to be compatible with surrounding land uses.	L	LT	P	D	R	LA
		Possible impact which can be mitigated through re-provision								
		No impact on existing green infrastructure corridor or potential significant enhancement of them.								
	Is the proposed site well connected to existing green	No and limited opportunities to create link	Not directly linked but likely to be possible to create one							
		Not directly linked but likely to be possible to create one								
		Not directly linked but likely to be possible to create one								

7) To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions	Is the proposed site in a location where the new development can likely be resilient to climate change?	No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable	Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change	↑ Yes the proposed site is in a location not a risk of flooding and where the proposed development can be developed to be resilient to climate change	L	LT	P	D	I	LA
8) To maintain and enhance the quality and character of the landscape and protect the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas and other protected areas.	Will the proposed development impact upon the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas	Yes the proposed development will impact upon the special qualities and setting of these protected landscapes	No impact on the setting and special qualities of these protected landscapes	↓↓ The development of this site will not impact upon the setting of any protected landscapes but would have a negative impact on the form and character and separation of Colburn (New), Colburn Village and Hipswell. This area is identified as a Settlement Gap and development of this site would significantly erode it purpose to maintain the separation and distinctive	L	LT	P	D	I	LA
	Is the site prominent in any significant views towards a settlement?	Yes the proposed development of this site will have a negative impact on significant views which cannot be mitigated	Yes, but through careful and sensitive design and layout of the proposed development the impact can be reduced							
		Possibly, certain issues exist partly in (floodzone 2/3, partial risk of surface water flooding, largely south facing) but likely to be migrated through development								
		Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change								
		A potential impact that could likely be mitigated								
		No impact on the setting and special qualities of these protected landscapes								
		Yes, but through careful and sensitive design and layout of the proposed development the impact can be reduced								
		No the site is not prominent in any								

		significant views towards a settlement		character of the individual villages.							
	Will the proposed development impact on the form and character of a settlement?	Yes significant impact that could not be mitigated through careful design	Yes significant impact that could not be mitigated through careful design								
		The proposed development has potential to impact but this could be mitigated through careful design and layout									
	Is the site located in any identified settlement gaps?	No development of the site would not negatively impact on the form and character of a settlement and could form a natural extension or infill	Yes the site is within an identified settlement gap and development of this site would significantly affect its purpose								
		Yes the site is within an identified settlement gap and development of this site would significantly affect its purpose									
		The proposed development is partly within and could be designed in a way to enhance the purpose of the settlement gap	Yes the site is within an identified settlement gap and development of this site would significantly affect its purpose								
		No the proposed site is not located within an identified settlement gap or its development would enhance the purpose of the settlement gap.									
9) To improve health and wellbeing by ensuring all groups of the population have access to adequate leisure facilities, recreational activities and health services.	Does the proposed site have good access to recreational and health facilities?	Doctors	Further than 15 minute walk (1251m+)	Between 5 and 15 minute walk (416m and 1250m)	N	L	LT	R	D	R	LA
			Between 5 and 15 minute walk (416m and 1250m)		Site is in a location which will require mitigation to avoid adverse impact upon health and wellbeing and has generally good accessibility to leisure and recreational facilities.						
			5 minute walk or less (415m or less)								
		Leisure Centre	Further than 15 minute walk (1251m+)	Between 10 and 15 minute walk (831m and 1250m)							

	Is the development in an area where the health and wellbeing of future or existing residents is likely to be affected by noise or air pollution or odours?	<p>Yes near to an air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that cannot be mitigated</p> <p>Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that can be mitigated</p> <p>No development is not near to any uses likely to affect health and wellbeing of future or existing residents.</p>	Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that can be mitigated							
10) To conserve and enhance the historic environment, heritage assets and their setting and improve understanding and enjoyment of local cultural heritage.	<p>Would development affect the setting and/or significance of a Designated heritage Asset? (Listed Building, Scheduled Monument, Conservation Area, Historic Parkland etc)</p> <p>Would development affect the character and appearance of a Conservation Area?</p>	<p>Yes the impact could not be mitigated through careful design of the development</p> <p>Yes but there is scope to mitigate the impact through careful design and layout of the development</p> <p>No impact on the setting and/or significance of a designated heritage asset. Development will enhance or better reveal elements which contribute to the significance of the heritage asset.</p> <p>Yes the impact could not be mitigated through careful design of the development</p> <p>Yes but there is scope to mitigate the impact through careful design and layout of the development</p> <p>No impact on the character and appearance of the Conservation Area. Development will enhance or better reveal elements which contribute to the character and appearance of the conservation area.</p>	<p>No impact on the setting and/or significance of a designated heritage asset.</p> <p>No impact on the character and appearance of the Conservation Area.</p>	<p>↑↑</p> <p>Development of this site will have no impact on the historic environment or heritage assets</p>	U	LT	P	D	I	LA

	Would development affect the setting and/or significance of a non-designated heritage asset	<p>Yes the impact could not be mitigated through careful design of the development</p> <p>Yes but there is scope to mitigate the impact through careful design and layout of the development</p> <p>No impact on the asset or development will enhance or better reveal elements which contribute to the significance of the non-designated heritage asset.</p>	No impact on non-designated heritage asset.							
11) To provide a mix of housing types and tenures in order to ensure all have the opportunity to meet their housing needs in accommodation of adequate quality.	<p>Will the development provide an adequate overall mix of housing in terms of type, size and tenure to meet local needs?</p> <p>Will development provide affordable housing of the appropriate amount, type, size and tenure?</p>	<p>All sites allocated for residential development are expected to meet Local Plan Policies on housing mix</p> <p>N/A – Site is only being considered for employment purposes</p> <p>All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements</p> <p>Not applicable no affordable housing required or the site is only being considered for employment purposes</p>	<p>All sites allocated for residential development are expected to meet Local Plan Policies on housing mix</p> <p>All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements</p>	<p>↑↑</p> <p>All sites allocated for residential development will be expected to provide an appropriate housing mix and amount and tenure of affordable housing and as a large greenfield site likely to be viable</p>	L	LT	P	D	R	LA
12) To provide a reduction in crime and improve the perception of safety and security.	Not Applicable at site assessment stage. All development will be expected to achieve this at the planning application stage where Local Plan policies in this regard will be applied.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13) To provide a range of good quality	Will development of the proposed	<p>N/A the proposed site is for housing development</p> <p>Possible mixed use site</p>	N/A the proposed site is	N/A the proposed site is for housing development	N/A	N/A	N/A	N/A	N/A	N/A

employment opportunities available to all.	site create direct jobs?	Yes the site is proposed for employment use so direct job creation would be expected.		for housing development							
	Will the proposed development great good quality employment opportunities for all	N/A the proposed site is for housing development Possibly the site is a mixed use site Yes the site is proposed for allocation as a high quality employment site		N/A the proposed site is for housing development							
14) To provide conditions which encourage economic growth, business success, diversification of existing enterprises and investment in both urban and rural locations.	Will development of the proposed site encourage investment, economic growth and business diversification	N/A the proposed site is for housing development		N/A the proposed site is for housing development	N/A the proposed site is for housing development	N/A	N/A	N/A	N/A	N/A	N/A
		Possibly the site is mixed use so may offer some scope for growth, investment and diversification.									
		Yes the site is proposed for employment uses and would encourage growth, diversification and investment in the local economy									
15) To provide education and training opportunities which build the skills and capacity of the population	This objective is not applicable for the site assessment appraisal. Local plan policies will encourage and expect applicants to demonstrate how the development will provide education and training opportunities for the local population	N/A		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16) To maintain and enhance provision of infrastructure including local services and	Does the site have good connectivity to facilities and services?	Town Centre	Further than 20 minute walk (1661m +)	Further than 20 minute walk (1661m +)	+/- Site generally has good access to local services and community	L	LT	P	D	R	SB
			Between 10 and 20								

community facilities to ensure needs can be met locally.		minute walk (831m and 1659m)		facilities being in close proximity to a Primary School and Village Hall and between a 10 and 20 minute walk to Secondary School. The site is further than a 20 minute walk from the Town Centre.						
		10 minute walk or less (830m or less)								
	Primary School	Further than 15 minute walk (1251m+)	5 minute walk or less (415m or less)							
		Between 5 and 15 minute walk (416m and 1250m)								
		5 minute walk or less (415m or less)								
	Secondary School	Further than 20 minute walk (1661m+)	Between 10 and 20 minute walk (831m and 1660m)							
		Between 10 and 20 minute walk (831m and 1660m)								
		10 minute walk or less (830m or less)								
	Village Hall	Further than 15 minute walk (1251m+)	10 minute walk or less (830m or less)							
		Between 10 and 15 minute walk (831m and 1250m)								
		10 minute walk or less (830m or less)								
	Employment Areas	Further than 20 minute walk (1660m+)	Less than 10 minute walk (829m or less)							

			Between 10 and 20 minute walk (831m and 1659m)								
			Less than 10 minute walk (829m or less)								
		Convenience Store	Further than 10 minute walk (831m+)	5 minute walk or less (415m or less)							
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								
17) To encourage vibrant communities that participate in decision making	Is the proposed site in close proximity to the existing settlement with connectivity to existing housing?	No the site is over 1200m from the nearest housing with limited scope to provide direct connectivity	The site is less than 400m from the nearest housing area with direct links available	↑↑	L	LT	P	D	R	LA	
		The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity		Site is in close proximity to existing housing with direct links available							
		The site is less than 400m from the nearest housing area with direct links available									
18) To protect and enhance water resources, water quality and water availability	Is the site within a Groundwater Source Protection Zone 1, 2 or 3?	Yes, Zone 1 and employment allocation	No not within a Groundwater Protection Zone	↑↑	U	LT	P	D	R	LA	
		Yes, Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment.		Development of this site will not affect water quality or availability							
		No not within a Groundwater Protection Zone									
	Will development of the proposed site affect any	Yes, impact unable to be mitigated	No, the development will not affect any								
		Yes, impact can be mitigated									

	sensitive water receptors?	No, the development will not affect any sensitive water receptors	sensitive water receptors							
19) To reduce the risk of flooding from all sources, both now and in the future	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Yes, extremely significant	Site does not fall within a flood zone and has minimal or no risk of surface water flooding	↑	L	LT	P	D	R	SB
		A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding								
	Site does not fall within a flood zone and has minimal or no risk of surface water flooding									
	Will development of the proposed site increase the risk of flooding?	Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.	No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.							
		Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.								
	Can any increase in risk of flooding be mitigated?	No	Not applicable green above							
Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.										
Yes										
		Not applicable green above								

Summary of Sustainability Appraisal:

A greenfield site on western edge of Colburn situated in the open countryside and proposed settlement gap between Colburn, Colburn Village and Hipswell. Sites has generally good levels of accessibility to facilities and services although would require mitigation given proximity to farm. It will also negatively impact upon the distinctive character and form of the area. Performs well against objectives 3,10, 11, 17 and 18. Performs negatively against objective 8.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
335	Land at Bedale Road, Scotton	Tunstall	2.04	Housing						
Context: This a greenfield site, currently grass grazing land. Greenfield surrounding with single residential properties to the south west and south east of the site.										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones. No harm likely	+/-	L	LT	P	D	I	LA
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact								
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	No							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated							
		Yes potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site fragment habitats?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated through design and retention of tree belts and hedgerows							
		Yes potentially but harm can be mitigated								
		No or opportunities to enhance								
Would development of	Yes and harm cannot be mitigated									

	the site impact upon Ancient Woodland, Veteran Trees or Tree subject to a preservation order (TPO)?	Yes potentially but harm can be mitigated	Yes potentially some veteran trees but harm can be mitigated through retention							
	Is the development within, or does it impact on, a mineral safeguarding area?	No								
		Yes and impact cannot be mitigated	No							
		Yes but impact can likely be mitigated								
		No								
2) The prudent and efficient use of natural resources by minimising waste and re-using and recycling natural resources and materials locally	Not applicable at site level insufficient information available. This will be addressed at the application stage through the Local Plan Sustainable Development Chapter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3) To ensure a sustainable transport network which encourages the use of public transport, cycling and walking which minimises traffic congestion and improves air quality	Does the site link to footpath and cycle routes?	No or poor links with no prospect of improving connectivity or creating new routes/paths	No, but potential for new links to footpath and adjoins Right of Way.	N	L	LT	R	I	R	LA
		No, but potential for new links to both footpaths and cycle paths and PROW								
		Yes, already well connected or very little off site works required to connect to the existing network.								
	Does the site have good connectivity to public transport	No over 1200m	Yes less than 400m							
		Between 401 and 1200m								

	(proximity to bus stop)?	Yes less than 400m								
4) To make the most efficient use of land through optimising opportunities for the re-use of existing buildings and brownfield land.	Does the development re-use previously developed land?	No 0-25% of site is previously developed	No 0-25% of site is previously developed	+/- Site is greenfield, agricultural land. Development of this site is likely to be able to make relatively efficient use of land and unlikely to be any significant contamination or ground condition issues on site.	L	LT	P	I	I	SB
		Yes 26-75% is previously developed								
		Yes 76-100% is previously developed								
	Could the development make efficient use of land	No development at 0-20 dwellings per hectare	Development at 21-29 dwellings per hectare							
		Development at 21-29 dwellings per hectare								
		Yes development likely to be at 30+ dwellings per hectare								
	Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development	No contamination or ground issues known greenfield farmland							
		Yes but contamination or ground conditions can be mitigated through development								
		No contamination or ground issues known								
	Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land	Yes loss of agricultural land							
		Yes loss of 3b, 4 and 5 grade agricultural land								
		No previously developed or non-agricultural								
5) To provide a good quality built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable design and construction, incorporating energy and water conservation	Will development of the proposed site impact upon existing green infrastructure corridors?	Yes it will result in significant impact/loss of green infrastructure corridor	Possible impact which can be mitigated through re-provision	+/- The potential residential development of this site may impact the green infrastructure corridor, but can be mitigated through enhancement and is already well connected to it. It is compatible with	L	LT	P	D	R	LA
		Possible impact which can be mitigated through re-provision								
		No impact on existing green infrastructure corridor or potential significant enhancement of them.								
	Is the proposed site well connected to existing green	No and limited opportunities to create link	Yes the site is well related and connected to existing green							
		Not directly linked but likely to be possible to create one								

7) To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions	Is the proposed site in a location where the new development can likely be resilient to climate change?	No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable	Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change	↑ The site is in a location where the proposed development is not at high risk of flooding and can be developed to be resilient to climate change	L	LT	T	D	R	LA
8) To maintain and enhance the quality and character of the landscape and protect the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas and other protected areas.	Will the proposed development impact upon the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas	Yes the proposed development will impact upon the special qualities and setting of these protected landscapes	No impact on the setting and special qualities of these protected landscapes	↓ The development of this site will not impact upon the setting of any protected landscapes and would however significantly impact on the setting and character of Catterick Garrison. It is not located in a settlement gap.	L	ST	P	D	I	LA
Is the site prominent in any significant views towards a settlement?	Yes the proposed development of this site will have a negative impact on significant views which cannot be mitigated	Yes visible from the south but through careful and sensitive design, layout and landscaping of the proposed development the impact can be reduced								
Possibly, certain issues exist partly in (floodzone 2/3, partial risk of surface water flooding, largely south facing) but likely to be migrated through development	Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change	Yes, but through careful and sensitive design and layout of the proposed development the impact can be reduced								
No the site is not prominent in any significant views towards a settlement	No impact on the setting and special qualities of these protected landscapes	No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable								

	Will the proposed development impact on the form and character of a settlement?	<p>Yes significant impact that could not be mitigated through careful design</p> <p>The proposed development has potential to impact but this could be mitigated through careful design and layout</p> <p>No development of the site would not negatively impact on the form and character of a settlement and could form a natural extension or infill</p>	Yes site in isolation is distant from core of settlement and would have significant impact encroaching in to countryside that could not be mitigated through careful design or enhancement of existing significant screening.							
	Is the site located in any identified settlement gaps?	<p>Yes the site is within an identified settlement gap and development of this site would significantly affect its purpose</p> <p>The proposed development is partly within and could be designed in a way to enhance the purpose of the settlement gap</p> <p>No the proposed site is not located within an identified settlement gap or its development would enhance the purpose of the settlement gap.</p>	No the proposed site is not located within an identified settlement gap.							
9) To improve health and wellbeing by ensuring all groups of the population have access to adequate leisure facilities, recreational activities and health services.	Does the proposed site have good access to recreational and health facilities?	<p>Doctors</p> <p>Further than 15 minute walk (1251m+)</p> <p>Between 5 and 15 minute walk (416m and 1250m)</p> <p>5 minute walk or less (415m or less)</p> <p>Leisure Centre</p> <p>Further than 15 minute walk (1251m+)</p> <p>Between 10 and 15 minute</p>	<p>Further than 15 minute walk (1251m+)</p> <p>Further than 15 minute walk (1251m+)</p>	+/-	L	LT	P	I	R	LA
			Site is in a location which will not adversely impact upon health and wellbeing and has mixed accessibility to leisure, health and recreational facilities.							

			walk (831m and 1250m) 10 minute walk or less (830m or less)								
	Children's Play Area		Further than 10 minute walk (831m+) Between 5 and 10 minute walk (416m and 830m) 5 minute walk or less (415m or less)	5 minute walk or less (415m or less)							
	Informal Recreation/ Natural Green Space		Further than 15 minute walk (1251m+) Between 10 and 15 minute walk (831m and 1250m) 10 minute walk or less (830m or less)	10 minute walk or less (830m or less)							
	Formal Outdoor Recreation (Playing Pitches)		Further than 15 minute walk (1251m+) Between 10 and 15 minute walk (831m and 1250m) 10 minute walk or less (830m or less)	10 minute walk or less (830m or less)							
	Is the development in an area where the health and wellbeing of future or existing residents is likely to be affected by noise or air pollution or odours?	Yes near to an air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that cannot be mitigated Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that can be mitigated		No development is not near to any uses likely to affect health and wellbeing of future or existing residents.							

		No development is not near to any uses likely to affect health and wellbeing of future or existing residents.								
10) To conserve and enhance the historic environment, heritage assets and their setting and improve understanding and enjoyment of local cultural heritage.	Would development affect the setting and/or significance of a Designated heritage Asset? (Listed Building, Scheduled Monument, Conservation Area, Historic Parkland etc)	Yes the impact could not be mitigated through careful design of the development	No impact on the setting and/or significance of a designated heritage asset.	↑↑ Development of this site will have no impact on the historic environment or heritage assets	U	LT	P	U	I	LA
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the setting and/or significance of a designated heritage asset. Development will enhance or better reveal elements which contribute to the significance of the heritage asset.								
	Would development affect the character and appearance of a Conservation Area?	Yes the impact could not be mitigated through careful design of the development	No impact on the character and appearance of the Conservation Area.							
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the character and appearance of the Conservation Area. Development will enhance or better reveal elements which contribute to the character and appearance of the conservation area.								
	Would development affect the setting and/or significance of a non-designated heritage asset	Yes the impact could not be mitigated through careful design of the development	No impact on a non-designated heritage asset							
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the asset or development will enhance or better reveal elements which contribute to the significance of the non-designated heritage asset.								
11) To provide a mix of housing types and tenures in order to ensure	Will the development provide an adequate overall	All sites allocated for residential development are expected to meet Local Plan Policies on housing mix	All sites allocated for residential development are	↑↑ All sites allocated for residential	L	LT	P	D	R	DW

all have the opportunity to meet their housing needs in accommodation of adequate quality.	mix of housing in terms of type, size and tenure to meet local needs?	N/A – Site is only being considered for employment purposes	expected to meet Local Plan Policies on housing mix	development will be expected to provide an appropriate housing mix and amount and tenure of affordable housing are likely to be more achievable on greenfield site							
	Will development provide affordable housing of the appropriate amount, type, size and tenure?	All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements	All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements								
		Not applicable no affordable housing required or the site is only being considered for employment purposes									
12) To provide a reduction in crime and improve the perception of safety and security.	Not Applicable at site assessment stage. All development will be expected to achieve this at the planning application stage where Local Plan policies in this regard will be applied.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13) To provide a range of good quality employment opportunities available to all.	Will development of the proposed site create direct jobs?	N/A the proposed site is for housing development	N/A the proposed site is for housing development	N/A the proposed site is for housing development	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		Possible mixed use site									
	Will the proposed development great good quality employment opportunities for all	N/A the proposed site is for housing development	N/A the proposed site is for housing development								
		Possibly the site is a mixed use site									
		Yes the site is proposed for allocation as a high quality employment site									
14) To provide conditions which encourage economic growth, business success, diversification of existing	Will development of the proposed site encourage investment, economic growth	N/A the proposed site is for housing development	N/A the proposed site is for housing development	N/A the proposed site is for housing development	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		Possibly the site is mixed use so may offer some scope for growth, investment and diversification.									

enterprises and investment in both urban and rural locations.	and business diversification	Yes the site is proposed for employment uses and would encourage growth, diversification and investment in the local economy									
15) To provide education and training opportunities which build the skills and capacity of the population	This objective is not applicable for the site assessment appraisal. Local plan policies will encourage and expect applicants to demonstrate how the development will provide education and training opportunities for the local population	N/A		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16) To maintain and enhance provision of infrastructure including local services and community facilities to ensure needs can be met locally.	Does the site have good connectivity to facilities and services?	Town Centre	Further than 20 minute walk (1661m +)	Further than 20 minute walk (1661m +)	⇓ Site has poor access to local services and community facilities with all being further than recommended distance people prepared to walk except village hall.	L	LT	R	D	R	LA
			Between 10 and 20 minute walk (831m and 1659m)								
			10 minute walk or less (830m or less)								
	Primary School	Further than 15 minute walk (1251m+)	Further than 15 minute walk (1251m+)								
		Between 5 and 15 minute walk (416m and 1250m)									
		5 minute walk or less (415m or less)									
	Secondary School	Further than 20 minute walk (1661m+)	Further than 20 minute walk (1661m+)								

			Between 10 and 20 minute walk (831m and 1660m)								
			10 minute walk or less (830m or less)								
		Village Hall	Further than 15 minute walk (1251m+)	10 minute walk or less (830m or less)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
		Employment Areas	Further than 20 minute walk (1660m+)	Further than 20 minute walk (1660m+)							
			Between 10 and 20 minute walk (831m and 1659m)								
			Less than 10 minute walk (829m or less)								
		Convenience Store	Further than 10 minute walk (831m+)	Further than 10 minute walk (831m+)							
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								
17) To encourage vibrant communities that participate in decision making	Is the proposed site in close proximity to the existing settlement with connectivity to existing housing?	No the site is over 1200m from the nearest housing with limited scope to provide direct connectivity	The site is less than 400m from the nearest housing area with direct links available	↑↑	U	ST	P	I	R	LA	
		The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity		The site is less than 400m from the nearest housing area with direct links available.							

		The site is less than 400m from the nearest housing area with direct links available								
18) To protect and enhance water resources, water quality and water availability	Is the site within a Groundwater Source Protection Zone 1, 2 or 3?	Yes, Zone 1 and employment allocation	No not within a Groundwater Protection Zone	↑↑ Development of this site will not affect water quality or availability	U	LT	P	D	R	SB
		Yes, Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment.								
		No not within a Groundwater Protection Zone								
	Will development of the proposed site affect any sensitive water receptors?	Yes and impact unable to be mitigated	No the development will not affect any sensitive water receptors							
		Yes impact can be mitigated								
		No the development will not affect any sensitive water receptors								
19) To reduce the risk of flooding from all sources, both now and in the future	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Yes, extremely significant	Site does not fall within a flood zone and has minimal or no risk of surface water flooding	↑↑ Site does not fall within a flood zone and has minimal or no risk of surface water flooding.	L	LT	P	D	R	LA
		A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding								
		Site does not fall within a flood zone and has minimal or no risk of surface water flooding								
	Will development of the proposed site increase the risk of flooding?	Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.	No, site is within flood zone 1 and there is no history of surface water flooding on the site.							
		Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.								
		No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.								

	Can any increase in risk of flooding be mitigated?	No	Yes						
		Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.							
		Yes							
		Not applicable green above							

Summary of Sustainability Appraisal:

A greenfield site on the eastern edge of Scotton which is in isolation and distant from the built extent and is distant from many recreation, facilities and services and minor connectivity works required. Site would negatively impact upon the layout and character which cannot be mitigated. Performs well against objectives 10, 11, 17, 18 and 19. Mitigation will be required in relation to objectives 1 and 3.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
339	Land to South of Colburn Business Park	Colburn	3.49	Employment						
Context: This is a grassed area that was previously developed. Remainder of Business Park to the North, Residential areas to the west and east with agricultural land beyond Sour Beck to the South.										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones. No harm likely	+/-	L	LT	T	D	R	LA
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact								
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	No							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated							
		Yes potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site fragment habitats?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated							
		Yes potentially but harm can be mitigated								
		No or opportunities to enhance								
Would development of	Yes and harm cannot be mitigated									

	the site impact upon Ancient Woodland, Veteran Trees or Tree subject to a preservation order (TPO)?	Yes potentially but harm can be mitigated	Yes potentially but harm can be mitigated							
	Is the development within, or does it impact on, a mineral safeguarding area?	No	Yes but impact can likely be mitigated							
		Yes and impact cannot be mitigated	Yes but impact can likely be mitigated							
		Yes but impact can likely be mitigated								
		No								
2) The prudent and efficient use of natural resources by minimising waste and re-using and recycling natural resources and materials locally	Not applicable at site level insufficient information available. This will be addressed at the application stage through the Local Plan Sustainable Development Chapter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3) To ensure a sustainable transport network which encourages the use of public transport, cycling and walking which minimises traffic congestion and improves air quality	Does the site link to footpath and cycle routes?	No or poor links with no prospect of improving connectivity or creating new routes/paths	Yes, the site is already well connected with paths to the north linking to the wider network meaning very little further off site works will be required to connect to the existing network.	↑	L	LT	R	D	R	LA
		No, but potential for new links to both footpaths and cycle paths and PROW								
		Yes, already well connected or very little off site works required to connect to the existing network.								
	Does the site have good connectivity to public transport	No over 1200m	Between 401 and 1200m							
		Between 401 and 1200m								

	(proximity to bus stop)?	Yes less than 400m								
4) To make the most efficient use of land through optimising opportunities for the re-use of existing buildings and brownfield land.	Does the development re-use previously developed land?	No 0-25% of site is previously developed Yes 26-75% is previously developed Yes 76-100% is previously developed	Yes 76-100% is previously developed	↑ Site is previously developed. Development of this site is likely to be able to make efficient use of land and any contamination or ground condition issues likely to be mitigatable.	L	LT	P	D	R	SB
	Could the development make efficient use of land	No development at 0-20 dwellings per hectare Development at 21-29 dwellings per hectare Yes development likely to be at 30+ dwellings per hectare/ adequate employment density	Yes development likely to be at appropriate employment density							
	Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development Yes but contamination or ground conditions can be mitigated through development No contamination or ground issues known	Yes but contamination or ground conditions can be mitigated through development							
	Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land Yes loss of 3b, 4 and 5 grade agricultural land No previously developed or non-agricultural	No previously developed or non-agricultural							
5) To provide a good quality built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable design and construction, incorporating energy and water	Will development of the proposed site impact upon existing green infrastructure corridors?	Yes it will result in significant impact/loss of green infrastructure corridor Possible impact which can be mitigated through re-provision No impact on existing green infrastructure corridor or potential significant enhancement of them.	Possible impact which can be mitigated through layout and re-provision	N The potential development has potential to impact upon the the green infrastructure corridor to the south but this can likely be mitigated through layout/buffer areas. Furthermore, the development of this site is compatible	L	LT	R	D	R	LA
	Is the proposed site well	No and limited opportunities to create link	Yes the site is well related and							

<p>7) To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions</p>	<p>Is the proposed site in a location where the new development can likely be resilient to climate change?</p>	<p>No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable</p>	<p>Possibly, partly in (floodzone 2/3, partial risk of surface water flooding but these are focussed on the fringes of the site where development can be avoided.</p>	<p>N Site can be resilient to climate change by avoiding development on parts of the site at high risk of fluvial and surface water flooding.</p>	<p>L</p>	<p>LT</p>	<p>P</p>	<p>D</p>	<p>R</p>	<p>SB</p>
<p>8) To maintain and enhance the quality and character of the landscape and protect the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas and other protected areas.</p>	<p>Will the proposed development impact upon the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas</p>	<p>Yes the proposed development will impact upon the special qualities and setting of these protected landscapes</p>	<p>No impact on the setting and special qualities of these protected landscapes</p>	<p>↑↑ The development of this site will not impact upon the setting of any protected landscapes and will not impact on the setting or character of Catterick Garrison forming an infill the built extent. It is not located in a settlement gap.</p>	<p>U</p>	<p>LT</p>	<p>P</p>	<p>D</p>	<p>I</p>	<p>LA</p>
<p>Is the site prominent in any significant views towards a settlement?</p>	<p>A potential impact that could likely be mitigated</p>	<p>No the site is not prominent in any significant views towards a settlement</p>								
<p>No impact on the setting and special qualities of these protected landscapes</p>	<p>Yes, but through careful and sensitive design and layout of the proposed development the impact can be reduced</p>									
<p>Yes the proposed development of this site will have a negative impact on significant views which cannot be mitigated</p>	<p>No the site is not prominent in any</p>									

		significant views towards a settlement									
	Will the proposed development impact on the form and character of a settlement?	Yes significant impact that could not be mitigated through careful design		No development of the site would not negatively impact on the form and character of Catterick Garrison and development could form natural infill.							
		The proposed development has potential to impact but this could be mitigated through careful design and layout									
		No development of the site would not negatively impact on the form and character of a settlement and could form a natural extension or infill									
	Is the site located in any identified settlement gaps?	Yes the site is within an identified settlement gap and development of this site would significantly affect its purpose		No the proposed site is not located within an identified settlement gap.							
		The proposed development is partly within and could be designed in a way to enhance the purpose of the settlement gap									
		No the proposed site is not located within an identified settlement gap or its development would enhance the purpose of the settlement gap.									
9) To improve health and wellbeing by ensuring all groups of the population have access to adequate leisure facilities, recreational activities and health services.	Does the proposed site have good access to recreational and health facilities?	Doctors	Further than 15 minute walk (1251m+)	Between 5 and 15 minute walk (416m and 1250m)	↑ Site has close access to a range of facilities and services which would enable people to maintain health and wellbeing. Any polluting activity is likely to be mitigated.	L	ST	R	I	R	LA
			Between 5 and 15 minute walk (416m and 1250m)								
			5 minute walk or less (415m or less)								
		Leisure Centre	Further than 15	Between 10 and 15 minute walk							

			walk (831m and 1250m) 10 minute walk or less (830m or less)							
	Is the development in an area where the health and wellbeing of future or existing residents is likely to be affected by noise or air pollution or odours?	Yes near to an air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that cannot be mitigated	There may be some noise/odour polluting activity from the proposed land uses that will impact upon the health and wellbeing of existing residents but this can be mitigated							
		Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that can be mitigated								
		No development is not near to any uses likely to affect health and wellbeing of future or existing residents.								
10) To conserve and enhance the historic environment, heritage assets and their setting and improve understanding and enjoyment of local cultural heritage.	Would development affect the setting and/or significance of a Designated heritage Asset? (Listed Building, Scheduled Monument, Conservation Area, Historic Parkland etc)	Yes the impact could not be mitigated through careful design of the development	No impact on the setting and/or significance of a designated heritage asset.	↑↑	L	LT	P	D	I	LA
		Yes but there is scope to mitigate the impact through careful design and layout of the development		Development of this site will have no impact on designated heritage assets and the historic environment.						
		No impact on the setting and/or significance of a designated heritage asset. Development will enhance or better reveal elements which contribute to the significance of the heritage asset.								
	Would development affect the character and appearance of a Conservation Area?	Yes the impact could not be mitigated through careful design of the development	No impact on the character and appearance of the Conservation Area.							
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the character and appearance								

16) To maintain and enhance provision of infrastructure including local services and community facilities to ensure needs can be met locally.	Does the site have good connectivity to facilities and services?	Town Centre	Further than 20 minute walk (1661m +)	Further than 20 minute walk (1661m +)	+/-	Site has mixed access to services and facilities although this is of lesser importance as an employment site.	L	LT	R	D	R	LA
			Between 10 and 20 minute walk (831m and 1659m)									
			10 minute walk or less (830m or less)									
		Primary School	Further than 15 minute walk (1251m+)	Between 5 and 15 minute walk								
			Between 5 and 15 minute walk (416m and 1250m)									
			5 minute walk or less (415m or less)									
		Secondary School	Further than 20 minute walk (1661m+)	Further than 20 minute walk (1661m+)								
			Between 10 and 20 minute walk (831m and 1660m)									
			10 minute walk or less (830m or less)									
		Village Hall	Further than 15 minute walk (1251m+)	10 minute walk or less (830m or less)								

		The site is less than 400m from the nearest housing area with direct links available								
18) To protect and enhance water resources, water quality and water availability	Is the site within a Groundwater Source Protection Zone 1, 2 or 3?	Yes, Zone 1 and employment allocation	No not within a Groundwater Protection Zone	↑↑ Development of this site will not affect water quality or availability.	U	LT	P	I	R	SB
		Yes, Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment.								
		No not within a Groundwater Protection Zone								
	Will development of the proposed site affect any sensitive water receptors?	Yes and impact unable to be mitigated	No the development will not affect any sensitive water receptors							
	Yes impact can be mitigated									
	No the development will not affect any sensitive water receptors									
19) To reduce the risk of flooding from all sources, both now and in the future	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Yes, extremely significant	Fringes of the site fall within a within flood zone 2 and 3 and at risk of 1 in 30 year surface water flooding although this can be mitigated by avoiding development in these locations.	+/- Fringes of the site fall within a within flood zone 2 and 3 and at risk of 1 in 30 year surface water flooding although this can be mitigated by avoiding development in these locations.	L	LT	T	I	R	SB
		A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding								
		Site does not fall within a flood zone and has minimal or no risk of surface water flooding								
	Will development of the proposed site increase the risk of flooding?	Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.	Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.							
	Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.									

		No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.	through mitigation.							
Can any increase in risk of flooding be mitigated?	No	Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.	Yes							
	Yes									
	Not applicable green above									

Summary of Sustainability Appraisal:

This is a previously developed site located within Colburn Business Park within the urban extent of Catterick Garrison (Colburn) and would form a logical extension to the Business Park. The site is generally well related to facilities and services. Performs well against objectives 8, 10,13,14,17 and 18. Mitigation will be required in relation to objectives 5, 10 and 19.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
343	Land at James Lane	Scotton	14.29	Housing						
Context: This a greenfield site. Greenfield and farm to the South, James Lane and farmland to the East with greenfield to the west. Somme Barracks located to North. Site currently used as farmland.										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones. No harm likely	+/-	L	LT	P	D	I	LA
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact								
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	No							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated							
		Yes potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site fragment habitats?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated through design and retention of tree belts and hedgerows							
		Yes potentially but harm can be mitigated								
		No or opportunities to enhance								

	Would development of the site impact upon Ancient Woodland, Veteran Trees or Tree subject to a preservation order (TPO)?	Yes and harm cannot be mitigated	Yes potentially some veteran trees but harm can be mitigated through retention							
		Yes potentially but harm can be mitigated								
		No								
	Is the development within, or does it impact on, a mineral safeguarding area?	Yes and impact cannot be mitigated	No							
		Yes but impact can likely be mitigated								
		No								
2) The prudent and efficient use of natural resources by minimising waste and re-using and recycling natural resources and materials locally	Not applicable at site level insufficient information available. This will be addressed at the application stage through the Local Plan Sustainable Development Chapter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3) To ensure a sustainable transport network which encourages the use of public transport, cycling and walking which minimises traffic congestion and improves air quality	Does the site link to footpath and cycle routes?	No or poor links with no prospect of improving connectivity or creating new routes/paths	No, but potential for new links to footpath, more extensive to connect to cycle path.	↓ This site is not currently connected to the existing foot and cycle network and fairly minimal works to connect to foot but more extensive for cycle. Bus stop in reasonable distance but additional stop	L	LT	R	I	R	LA
		No, but potential for new links to both footpaths and cycle paths and PROW								
		Yes, already well connected or very little off site works required to connect to the existing network.								
	Does the site have good connectivity to public transport	No over 1200m	Between 401 and 1200m							
	Between 401 and 1200m									

	(proximity to bus stop)?	Yes less than 400m		likely required for site of this scale.							
4) To make the most efficient use of land through optimising opportunities for the re-use of existing buildings and brownfield land.	Does the development re-use previously developed land?	No 0-25% of site is previously developed	No 0-25% of site is previously developed	+/- Site is greenfield, agricultural land. Development of this site is likely to be able to make efficient use of land and unlikely to be any significant contamination or ground condition issues on site.	L	LT	P	I	I	SB	
		Yes 26-75% is previously developed									
		Yes 76-100% is previously developed									
	Could the development make efficient use of land	No development at 0-20 dwellings per hectare	Yes, development likely to be at 30+ dwellings per hectare								
		Development at 21-29 dwellings per hectare									
		Yes development likely to be at 30+ dwellings per hectare									
	Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development	No contamination or ground issues known greenfield farmland								
		Yes but contamination or ground conditions can be mitigated through development									
		No contamination or ground issues known									
	Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land	Yes loss of agricultural land								
		Yes loss of 3b, 4 and 5 grade agricultural land									
		No previously developed or non-agricultural									
5) To provide a good quality built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable design and construction, incorporating energy and water conservation	Will development of the proposed site impact upon existing green infrastructure corridors?	Yes it will result in significant impact/loss of green infrastructure corridor	This development will not impact upon the green infrastructure corridor.	+/- The potential residential development of this site will not impact the green infrastructure corridor, but limited opportunities to create link to it. It is compatible with surrounding land uses subject to	L	LT	P	D	R	LA	
		Possible impact which can be mitigated through re-provision									
		No impact on existing green infrastructure corridor or potential significant enhancement of them.									
	Is the proposed site well connected to existing green	No and limited opportunities to create link	No and limited opportunities to create link								
		Not directly linked but likely to be possible to create one									

<p>7) To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions</p>	<p>Is the proposed site in a location where the new development can likely be resilient to climate change?</p>	<p>No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable</p>	<p>Possibly, partial risk of surface water flooding, site largely south facing but impact could be mitigated through development.</p>	<p>+/- Site can be resilient to climate change with development avoided/ mitigated in areas of surface water flood risk and development can be oriented to make maximum use of solar gain</p>	<p>L</p>	<p>LT</p>	<p>T</p>	<p>D</p>	<p>R</p>	<p>LA</p>
<p>8) To maintain and enhance the quality and character of the landscape and protect the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas and other protected areas.</p>	<p>Will the proposed development impact upon the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas</p>	<p>Yes the proposed development will impact upon the special qualities and setting of these protected landscapes</p>	<p>No impact on the setting and special qualities of these protected landscapes</p>	<p>↓ The development of this site will not impact upon the setting of any protected landscapes and would, in isolation, significantly impact on the setting and character of Catterick Garrison. It is not located in a settlement gap.</p>	<p>L</p>	<p>ST</p>	<p>P</p>	<p>D</p>	<p>I</p>	<p>LA</p>
<p>Is the site prominent in any significant views towards a settlement?</p>	<p>A potential impact that could likely be mitigated</p>	<p>Yes visible from the south but through careful and sensitive design, layout and landscaping of the proposed development the impact can be reduced</p>								
	<p>No impact on the setting and special qualities of these protected landscapes</p>	<p>Yes the proposed development of this site will have a negative impact on significant views which cannot be mitigated</p>								
	<p>Yes, but through careful and sensitive design and layout of the proposed development the impact can be reduced</p>	<p>No the site is not prominent in any significant views towards a settlement</p>								

	Will the proposed development impact on the form and character of a settlement?	<p>Yes significant impact that could not be mitigated through careful design</p> <p>The proposed development has potential to impact but this could be mitigated through careful design and layout</p> <p>No development of the site would not negatively impact on the form and character of a settlement and could form a natural extension or infill</p>		Yes site in isolation is significantly distant from core of settlement and would have significant impact encroaching in to countryside that could not be mitigated through careful design							
	Is the site located in any identified settlement gaps?	<p>Yes the site is within an identified settlement gap and development of this site would significantly affect its purpose</p> <p>The proposed development is partly within and could be designed in a way to enhance the purpose of the settlement gap</p> <p>No the proposed site is not located within an identified settlement gap or its development would enhance the purpose of the settlement gap.</p>		No the proposed site is not located within an identified settlement gap.							
9) To improve health and wellbeing by ensuring all groups of the population have access to adequate leisure facilities, recreational activities and health services.	Does the proposed site have good access to recreational and health facilities?	<p>Doctors</p> <p>Further than 15 minute walk (1251m+)</p> <p>Between 5 and 15 minute walk (416m and 1250m)</p> <p>5 minute walk or less (415m or less)</p>	Further than 15 minute walk (1251m+)	Further than 15 minute walk (1251m+)	↓	L	LT	P	I	R	LA
		<p>Leisure Centre</p> <p>Further than 15 minute walk (1251m+)</p> <p>Between 10 and 15 minute walk (831m and 1250m)</p>	Further than 15 minute walk (1251m+)	Further than 15 minute walk (1251m+)	Site is in a location which subject to mitigation will not adversely impact upon health and wellbeing has poor/mixed accessibility to leisure and recreational facilities.						

		No development is not near to any uses likely to affect health and wellbeing of future or existing residents.								
10) To conserve and enhance the historic environment, heritage assets and their setting and improve understanding and enjoyment of local cultural heritage.	Would development affect the setting and/or significance of a Designated heritage Asset? (Listed Building, Scheduled Monument, Conservation Area, Historic Parkland etc)	Yes the impact could not be mitigated through careful design of the development	No impact on the setting and/or significance of a designated heritage asset.	↑↑ Development of this site will have no impact on the historic environment or heritage assets	U	LT	P	U	I	LA
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the setting and/or significance of a designated heritage asset. Development will enhance or better reveal elements which contribute to the significance of the heritage asset.								
	Would development affect the character and appearance of a Conservation Area?	Yes the impact could not be mitigated through careful design of the development	No impact on the character and appearance of the Conservation Area.							
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the character and appearance of the Conservation Area. Development will enhance or better reveal elements which contribute to the character and appearance of the conservation area.								
	Would development affect the setting and/or significance of a non-designated heritage asset	Yes the impact could not be mitigated through careful design of the development	No impact on a non-designated heritage asset							
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the asset or development will enhance or better reveal elements which contribute to the significance of the non-designated heritage asset.								
11) To provide a mix of housing types and tenures in order to ensure	Will the development provide an adequate overall	All sites allocated for residential development are expected to meet Local Plan Policies on housing mix	All sites allocated for residential development are	↑↑ All sites allocated for residential	L	LT	P	D	R	DW

all have the opportunity to meet their housing needs in accommodation of adequate quality.	mix of housing in terms of type, size and tenure to meet local needs?	N/A – Site is only being considered for employment purposes	expected to meet Local Plan Policies on housing mix	development will be expected to provide an appropriate housing mix and amount and tenure of affordable housing are likely to be more achievable on larger strategic site							
	Will development provide affordable housing of the appropriate amount, type, size and tenure?	All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements	All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements								
		Not applicable no affordable housing required or the site is only being considered for employment purposes									
12) To provide a reduction in crime and improve the perception of safety and security.	Not Applicable at site assessment stage. All development will be expected to achieve this at the planning application stage where Local Plan policies in this regard will be applied.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13) To provide a range of good quality employment opportunities available to all.	Will development of the proposed site create direct jobs?	N/A the proposed site is for housing development	N/A the proposed site is for housing development	N/A the proposed site is for housing development	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		Possible mixed use site									
	Will the proposed development great good quality employment opportunities for all	N/A the proposed site is for housing development	N/A the proposed site is for housing development								
		Possibly the site is a mixed use site									
		Yes the site is proposed for allocation as a high quality employment site									
14) To provide conditions which encourage economic growth, business success, diversification of existing	Will development of the proposed site encourage investment, economic growth	N/A the proposed site is for housing development	N/A the proposed site is for housing development	N/A the proposed site is for housing development	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		Possibly the site is mixed use so may offer some scope for growth, investment and diversification.									

enterprises and investment in both urban and rural locations.	and business diversification	Yes the site is proposed for employment uses and would encourage growth, diversification and investment in the local economy									
15) To provide education and training opportunities which build the skills and capacity of the population	This objective is not applicable for the site assessment appraisal. Local plan policies will encourage and expect applicants to demonstrate how the development will provide education and training opportunities for the local population	N/A		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16) To maintain and enhance provision of infrastructure including local services and community facilities to ensure needs can be met locally.	Does the site have good connectivity to facilities and services?	Town Centre	Further than 20 minute walk (1661m +)	Further than 20 minute walk (1661m +)	⇓ Site has poor access to local services and community facilities with all being further than recommended distance people prepared to walk.	L	LT	R	D	R	LA
			Between 10 and 20 minute walk (831m and 1659m)								
			10 minute walk or less (830m or less)								
	Primary School	Further than 15 minute walk (1251m+)	Further than 15 minute walk (1251m+)								
		Between 5 and 15 minute walk (416m and 1250m)									
		5 minute walk or less (415m or less)									
	Secondary School	Further than 20 minute walk (1661m+)	Further than 20 minute walk (1661m+)								

			Between 10 and 20 minute walk (831m and 1660m)								
			10 minute walk or less (830m or less)								
		Village Hall	Further than 15 minute walk (1251m+)	Further than 15 minute walk							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
		Employment Areas	Further than 20 minute walk (1660m+)	Further than 20 minute walk (1660m+)							
			Between 10 and 20 minute walk (831m and 1659m)								
			Less than 10 minute walk (829m or less)								
		Convenience Store	Further than 10 minute walk (831m+)	Further than 10 minute walk (831m+)							
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								
17) To encourage vibrant communities that participate in decision making	Is the proposed site in close proximity to the existing settlement with connectivity to existing housing?	No the site is over 1200m from the nearest housing with limited scope to provide direct connectivity	The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity	The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity	+/- Site is slightly distant to existing housing with direct links available	U	ST	P	I	R	LA

		The site is less than 400m from the nearest housing area with direct links available								
18) To protect and enhance water resources, water quality and water availability	Is the site within a Groundwater Source Protection Zone 1, 2 or 3?	Yes, Zone 1 and employment allocation	No not within a Groundwater Protection Zone	↑↑ Development of this site will not affect water quality or availability	U	LT	P	D	R	SB
		Yes, Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment.								
		No not within a Groundwater Protection Zone								
	Will development of the proposed site affect any sensitive water receptors?	Yes and impact unable to be mitigated	No the development will not affect any sensitive water receptors							
		Yes impact can be mitigated								
		No the development will not affect any sensitive water receptors								
19) To reduce the risk of flooding from all sources, both now and in the future	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Yes, extremely significant	Areas of surface water flood risk located on site.	+/- Development of this site is likely to be able to avoid/mitigate against any risk of surface water flooding presented on site.	L	LT	P	D	R	LA
		A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding								
		Site does not fall within a flood zone and has minimal or no risk of surface water flooding								
	Will development of the proposed site increase the risk of flooding?	Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.	Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.							
		Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.								
		No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.								

	Can any increase in risk of flooding be mitigated?	No	Yes							
		Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.								
		Yes								
		Not applicable green above								

Summary of Sustainability Appraisal:

A large greenfield site on the southern edge of Catterick Garrison which is in isolation and distant from the urban extent and is distant from many recreation, facilities and services and connectivity works required. Site would negatively impact upon the layout and character which cannot be mitigated. Performs well against objectives 10, 11 and 18. Mitigation will be required in relation to objective 1, 3 and 19 and development avoided in areas at high risk of surface water flooding.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
358	Land at junction of Haig and Allenby Road	Hipswell	1.57	Housing						
Context: This is an MOD owned greenfield site used as woodland. Haig Road to north, Allenby Road to east, Woodland to the west with housing to the south.										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones. No harm likely	↓ The development of this site has potential to impact upon certain elements of biodiversity and geo-diversity and particularly trees and woodland which cannot be mitigated.	L	ST	P	D	I	SB
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact								
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	No							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated							
		Yes potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site fragment habitats?	Yes and harm cannot be mitigated	Yes and harm cannot be mitigated							
		Yes potentially but harm can be mitigated								
		No or opportunities to enhance								
Would development of	Yes and harm cannot be mitigated	Yes and harm cannot be mitigated								

	the site impact upon Ancient Woodland, Veteran Trees or Tree subject to a preservation order (TPO)?	Yes potentially but harm can be mitigated	No	No							
	Is the development within, or does it impact on, a mineral safeguarding area?	Yes and impact cannot be mitigated									No
		Yes but impact can likely be mitigated									
		No									
2) The prudent and efficient use of natural resources by minimising waste and re-using and recycling natural resources and materials locally	Not applicable at site level insufficient information available. This will be addressed at the application stage through the Local Plan Sustainable Development Chapter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
3) To ensure a sustainable transport network which encourages the use of public transport, cycling and walking which minimises traffic congestion and improves air quality	Does the site link to footpath and cycle routes?	No or poor links with no prospect of improving connectivity or creating new routes/paths	Yes, there is a public foot path along the northern boundary of the site.	↑ This site has access to an existing foot path network. The site also has reasonable access to existing bus routes.	L	ST	P	D	R	LA	
		No, but potential for new links to both footpaths and cycle paths and PROW									
	Does the site have good connectivity to public transport	Yes, already well connected or very little off site works required to connect to the existing network.									
		No over 1200m	Between 401 and 1200m								
		Between 401 and 1200m									

	(proximity to bus stop)?	Yes less than 400m								
4) To make the most efficient use of land through optimising opportunities for the re-use of existing buildings and brownfield land.	Does the development re-use previously developed land?	No 0-25% of site is previously developed Yes 26-75% is previously developed Yes 76-100% is previously developed	No 0-25% of site is previously developed	+/-	L	ST	P	D	I	SB
	Could the development make efficient use of land?	No development at 0-20 dwellings per hectare Development at 21-29 dwellings per hectare Yes development likely to be at 30+ dwellings per hectare	Development at 21-29 dwellings per hectare	Site is greenfield, woodland. Development of this site is likely to be able to make relatively efficient use of land and unlikely to be any significant contamination or ground condition issues on site.						
	Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development Yes but contamination or ground conditions can be mitigated through development No contamination or ground issues known	No contamination or ground issues known							
	Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land Yes loss of 3b, 4 and 5 grade agricultural land No previously developed or non-agricultural	Yes loss of 3b, 4 and 5 grade agricultural land							
5) To provide a good quality built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable design and construction, incorporating energy and water	Will development of the proposed site impact upon existing green infrastructure corridors?	Yes it will result in significant impact/loss of green infrastructure corridor Possible impact which can be mitigated through re-provision No impact on existing green infrastructure corridor or potential significant enhancement of them.	Yes it will result in significant impact/loss of green infrastructure corridor	↓	L	LT	P	D	I	SB
	Is the proposed site well	No and limited opportunities to create link	Yes the site is well related and connected	The potential residential development of this site will significantly impact upon the green corridor, is well related to although is compatible with surrounding land uses.						

7) To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions	Is the proposed site in a location where the new development can likely be resilient to climate change?	No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable	Small eastern part of site at risk of surface water flooding although development can be avoided in this location.	N The site is in a location where development can be developed to be resilient to climate change through avoidance of development in areas at risk of surface water flooding.	L	LT	P	D	R	SB
8) To maintain and enhance the quality and character of the landscape and protect the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas and other protected areas.	Will the proposed development impact upon the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas	Yes the proposed development will impact upon the special qualities and setting of these protected landscapes	No impact on the setting and special qualities of these protected landscapes	↑ The development of this site will not impact upon the setting of any protected landscapes nor impact on the setting and character of Catterick Garrison this can be mitigated. It is not located in a settlement gap.	L	LT	P	D	I	SB
Is the site prominent in any significant views towards a settlement?	Yes the proposed development of this site will have a negative impact on significant views which cannot be mitigated	No the site is not prominent in any significant views towards a settlement								
	Possibly, certain issues exist partly in (floodzone 2/3, partial risk of surface water flooding, largely south facing) but likely to be mitigated through development									
	Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change									

		significant views towards a settlement									
	Will the proposed development impact on the form and character of a settlement?	Yes significant impact that could not be mitigated through careful design		No development of the site would not negatively impact on the form and character of a settlement and could form a natural extension or infill							
		The proposed development has potential to impact but this could be mitigated through careful design and layout									
	Is the site located in any identified settlement gaps?	Yes the site is within an identified settlement gap and development of this site would significantly affect its purpose		No the proposed site is not located within an identified settlement gap.							
		The proposed development is partly within and could be designed in a way to enhance the purpose of the settlement gap									
		No the proposed site is not located within an identified settlement gap or its development would enhance the purpose of the settlement gap.									
9) To improve health and wellbeing by ensuring all groups of the population have access to adequate leisure facilities, recreational activities and health services.	Does the proposed site have good access to recreational and health facilities?	Doctors	Further than 15 minute walk (1251m+)	Further than 15 minute walk (1251m+)	+/-	L	LT	R	D	R	LA
			Between 5 and 15 minute walk (416m and 1250m)								
			5 minute walk or less (415m or less)								
		Leisure Centre	Further than 15	Further than 15 minute walk (1251m+)							

			<p>minute walk (1251m+)</p> <p>Between 10 and 15 minute walk (831m and 1250m)</p> <p>10 minute walk or less (830m or less)</p>								
		Children's Play Area	<p>Further than 10 minute walk (831m+)</p> <p>Between 5 and 10 minute walk (416m and 830m)</p> <p>5 minute walk or less (415m or less)</p>	Between 5 and 10 minute walk (416m and 830m)							
		Informal Recreation/ Natural Green Space	<p>Further than 15 minute walk (1251m+)</p> <p>Between 10 and 15 minute walk (831m and 1250m)</p> <p>10 minute walk or less (830m or less)</p>	10 minute walk or less							
		Formal Outdoor Recreation (Playing Pitches)	<p>Further than 15 minute walk (1251m+)</p> <p>Between 10 and 15 minute</p>	10 minute walk or less							

		walk (831m and 1250m) 10 minute walk or less (830m or less)								
	Is the development in an area where the health and wellbeing of future or existing residents is likely to be affected by noise or air pollution or odours?	Yes near to an air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that cannot be mitigated Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that can be mitigated No development is not near to any uses likely to affect health and wellbeing of future or existing residents.	No development is not near to any uses likely to affect health and wellbeing of future or existing residents.							
10) To conserve and enhance the historic environment, heritage assets and their setting and improve understanding and enjoyment of local cultural heritage.	Would development affect the setting and/or significance of a Designated heritage Asset? (Listed Building, Scheduled Monument, Conservation Area, Historic Parkland etc)	Yes the impact could not be mitigated through careful design of the development Yes but there is scope to mitigate the impact through careful design and layout of the development No impact on the setting and/or significance of a designated heritage asset. Development will enhance or better reveal elements which contribute to the significance of the heritage asset.	No impact on the setting and/or significance of a designated heritage asset.	↑↑ Development of this site will have no impact on the historic environment or heritage assets	U	LT	P	D	I	SB
	Would development affect the character and appearance of a Conservation Area?	Yes the impact could not be mitigated through careful design of the development Yes but there is scope to mitigate the impact through careful design and layout of the development No impact on the character and appearance	No impact on the character and appearance of the Conservation Area.							

	the local population										
16) To maintain and enhance provision of infrastructure including local services and community facilities to ensure needs can be met locally.	Does the site have good connectivity to facilities and services?	Town Centre	Further than 20 minute walk (1661m +) Between 10 and 20 minute walk (831m and 1659m) 10 minute walk or less (830m or less)	Further than 20 minute walk (1661m +)	↓ Accessibility of the range of facilities and services is generally poor by foot.	L	LT	P	D	R	LA
		Primary School	Further than 15 minute walk (1251m+) Between 5 and 15 minute walk (416m and 1250m) 5 minute walk or less (415m or less)	Between 5 and 15 minute walk (416m and 1250m)							
		Secondary School	Further than 20 minute walk (1661m+) Between 10 and 20 minute walk (831m)	Further than 20 minute walk (1661m+)							

			and 1660m)								
			10 minute walk or less (830m or less)								
		Village Hall	Further than 15 minute walk (1251m+)	Between 10 and 15 minute walk (831m and 1250m)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
		Employment Areas	Further than 20 minute walk (1660m+)	Further than 20 minute walk (1660m+)							
			Between 10 and 20 minute walk (831m and 1659m)								
			Less than 10 minute walk (829m or less)								
		Convenience Store	Further than 10 minute walk (831m+)	Further than 10 minute walk (831m+)							
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								

17) To encourage vibrant communities that participate in decision making	Is the proposed site in close proximity to the existing settlement with connectivity to existing housing?	No the site is over 1200m from the nearest housing with limited scope to provide direct connectivity	The site is less than 400m from the nearest housing area with direct links available	↑↑ Site is in close proximity to existing housing with direct links available	L	ST	P	D	R	SB
		The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity								
		The site is less than 400m from the nearest housing area with direct links available								
18) To protect and enhance water resources, water quality and water availability	Is the site within a Groundwater Source Protection Zone 1, 2 or 3?	Yes, Zone 1 and employment allocation	No not within a Groundwater Protection Zone	↑↑ Development of this site will not affect water quality or availability	U	LT	P	I	R	SB
		Yes, Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment.								
		No not within a Groundwater Protection Zone								
	Will development of the proposed site affect any sensitive water receptors?	Yes and impact unable to be mitigated	No the development will not affect any sensitive water receptors							
		Yes impact can be mitigated								
		No the development will not affect any sensitive water receptors								
19) To reduce the risk of flooding from all sources, both now and in the future	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Yes, extremely significant (Flood Zone 3b)	Part of the site is at risk of surface water flooding	+/- Development of this site may increase the risk of flooding as small parts are at high risk of surface water flooding, although development can likely be avoided / mitigated in these locations.	L	LT	P	D	R	SB
		A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding								
		Site does not fall within a flood zone and has minimal or no risk of surface water flooding								
	Will development of the proposed	Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.	Yes, all new development could be considered to lead to an increase in the risk							

	site increase the risk of flooding?	Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.	of flooding due to materials used but situation could be managed through mitigation/ avoidance.						
		No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.							
	Can any increase in risk of flooding be mitigated?	No	Yes						
		Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.							
		Yes							
		Not applicable green above							

Summary of Sustainability Appraisal:

A greenfield site to the north of Catterick Garrison, which has mixed to poor levels of pedestrian access to recreation, facilities and services (objectives 9 and 16). Performs well against objectives 10, 11, 17 and 18. Mitigation will be required in relation to objective 1, 5, 8 and 19 in relation to biodiversity, green infrastructure corridor and surface water flooding although impact on green corridor through loss of woodland unlikely to be mitigatable.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
360	Land West of Richmond Road	Hipswell	4.79	Housing						
Context: This is an MOD owned greenfield site used as grazing land and containing dense tree belt on southern part. Woodland to the north and west, housing to the south and Richmond Road to the east.										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones. No harm likely	↓ The development of this site has potential to significantly impact upon the neighbouring SINC, priority habitat, fragment habitat and loss of veteran trees. Impact unlikely to be mitigatable given small scale nature of site.	L	ST	P	D	I	SB
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact								
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	There are SINCs immediately adjoining to the north and west of the site (West Wood) and across Richmond Road to the east of the site (Park Wood). It is unlikely harm to West Wood could be mitigated as site too small to create sufficient buffer and put in place measures to prevent recreational access.							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	Yes and harm cannot be mitigated							
		Yes potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site	Yes and harm cannot be mitigated	Yes and harm cannot be mitigated							
		Yes potentially but harm can be mitigated								

	Does the site have good connectivity to public transport (proximity to bus stop)?	No over 1200m Between 401 and 1200m Yes less than 400m	Yes less than 400m							
4) To make the most efficient use of land through optimising opportunities for the re-use of existing buildings and brownfield land.	Does the development re-use previously developed land?	No 0-25% of site is previously developed Yes 26-75% is previously developed Yes 76-100% is previously developed	No 0-25% of site is previously developed	+/- Site is greenfield, grazing land and wooded. Development of this site is likely to be able to make relatively efficient use of land and unlikely to be any significant contamination or ground condition issues on site.	L	ST	P	D	I	SB
	Could the development make efficient use of land?	No development at 0-20 dwellings per hectare Development at 21-29 dwellings per hectare Yes development likely to be at 30+ dwellings per hectare	Development at 21-29 dwellings per hectare							
	Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development Yes but contamination or ground conditions can be mitigated through development No contamination or ground issues known	No contamination or ground issues known							
	Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land Yes loss of 3b, 4 and 5 grade agricultural land No previously developed or non-agricultural	Yes loss of 3b, 4 and 5 grade agricultural land							
5) To provide a good quality built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable	Will development of the proposed site impact upon existing green infrastructure corridors?	Yes it will result in significant impact/loss of green infrastructure corridor Possible impact which can be mitigated through re-provision No impact on existing green infrastructure corridor or potential	Yes it will result in significant impact/loss of green infrastructure corridor	↓ The potential residential development of this site does have potential to significantly impact negatively upon the green	L	LT	P	D	I	SB

	be of a high quality and reflective of its context and immediate setting.									
7) To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions	Is the proposed site in a location where the new development can likely be resilient to climate change?	<p>No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable</p> <p>Possibly, certain issues exist partly in (floodzone 2/3, partial risk of surface water flooding, largely south facing) but likely to be mitigated through development</p> <p>Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change</p>	Small northern part of site at risk of surface water flooding although development can be avoided in this location.	N	L	LT	P	D	R	SB
8) To maintain and enhance the quality and character of the landscape and protect the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas and other protected areas.	Will the proposed development impact upon the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas	<p>Yes the proposed development will impact upon the special qualities and setting of these protected landscapes</p> <p>A potential impact that could likely be mitigated</p> <p>No impact on the setting and special qualities of these protected landscapes</p>	No impact on the setting and special qualities of these protected landscapes	+/-	L	LT	P	D	I	SB
	Is the site prominent in any significant views towards a settlement?	<p>Yes the proposed development of this site will have a negative impact on significant views which cannot be mitigated</p> <p>Yes, but through careful and sensitive design and</p>	No the site is not prominent in any significant views towards a settlement							

		layout of the proposed development the impact can be reduced									
		No the site is not prominent in any significant views towards a settlement									
	Will the proposed development impact on the form and character of a settlement?	Yes significant impact that could not be mitigated through careful design	The proposed site would extend the built form beyond its current extent but with the significant tree cover this is unlikely to negatively affect the form and character of the area and could be mitigated through careful design and layout and retention/enhancement of tree and hedgerow boundaries.								
		The proposed development has potential to impact but this could be mitigated through careful design and layout									
		No development of the site would not negatively impact on the form and character of a settlement and could form a natural extension or infill									
	Is the site located in any identified settlement gaps?	Yes the site is within an identified settlement gap and development of this site would significantly affect its purpose	No the proposed site is not located within an identified settlement gap.								
		The proposed development is partly within and could be designed in a way to enhance the purpose of the settlement gap									
		No the proposed site is not located within an identified settlement gap or its development would enhance the purpose of the settlement gap.									
9) To improve health and wellbeing by ensuring all groups of the population have access to adequate leisure facilities, recreational	Does the proposed site have good access to recreational and health facilities?	Doctors	Further than 15 minute walk (1251m+)	Further than 15 minute walk (1251m+)	+/-	L	LT	R	D	R	LA
			Between 5 and 15 minute walk (416m and 1250m)		Residents of any development of this site would have mixed access to the full range of health and leisure facilities with a Doctors and						

activities and health services.			5 minute walk or less (415m or less)		Leisure Centre further than 15 minutes walk.									
	Leisure Centre		Further than 15 minute walk (1251m+)	Further than 15 minute walk (1251m+)										
			Between 10 and 15 minute walk (831m and 1250m)											
			10 minute walk or less (830m or less)											
	Children's Play Area		Further than 10 minute walk (831m+)	Between 5 and 10 minute walk (416m and 830m)										
			Between 5 and 10 minute walk (416m and 830m)											
			5 minute walk or less (415m or less)											
	Informal Recreation/ Natural Green Space		Further than 15 minute walk (1251m+)	10 minute walk or less										
			Between 10 and 15 minute walk (831m and 1250m)											
			10 minute walk or less (830m or less)											
	Formal Outdoor		Further than 15	10 minute walk or less										

		Recreation (Playing Pitches)	minute walk (1251m+)							
			Between 10 and 15 minute walk (831m and 1250m)							
			10 minute walk or less (830m or less)							
	Is the development in an area where the health and wellbeing of future or existing residents is likely to be affected by noise or air pollution or odours?	Yes near to an air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that cannot be mitigated	No development is not near to any uses likely to affect health and wellbeing of future or existing residents.							
		Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that can be mitigated								
		No development is not near to any uses likely to affect health and wellbeing of future or existing residents.								
10) To conserve and enhance the historic environment, heritage assets and their setting and improve understanding and enjoyment of local cultural heritage.	Would development affect the setting and/or significance of a Designated heritage Asset? (Listed Building, Scheduled Monument, Conservation Area, Historic Parkland etc)	Yes the impact could not be mitigated through careful design of the development	No impact on the setting and/or significance of a designated heritage asset.	↑↑	U	LT	P	D	I	SB
		Yes but there is scope to mitigate the impact through careful design and layout of the development		Development of this site will have no impact on the historic environment or heritage assets						
		No impact on the setting and/or significance of a designated heritage asset. Development will enhance or better reveal elements which contribute to the significance of the heritage asset.								
	Would development affect the character and	Yes the impact could not be mitigated through careful design of the development	No impact on the character and appearance of the Conservation Area.							

	how the development will provide education and training opportunities for the local population										
16) To maintain and enhance provision of infrastructure including local services and community facilities to ensure needs can be met locally.	Does the site have good connectivity to facilities and services?	Town Centre	<p>Further than 20 minute walk (1661m +)</p> <p>Between 10 and 20 minute walk (831m and 1659m)</p> <p>10 minute walk or less (830m or less)</p>	Between 5 and 15 minute walk (416m and 1250m)	<p>↓</p> <p>Accessibility of the range of facilities and services is generally poor by foot.</p>	L	LT	P	D	R	LA
Primary School	<p>Further than 15 minute walk (1251m+)</p> <p>Between 5 and 15 minute walk (416m and 1250m)</p> <p>5 minute walk or less (415m or less)</p>	Between 5 and 15 minute walk (416m and 1250m)									
Secondary School	<p>Further than 20 minute walk (1661m+)</p> <p>Between 10 and 20 minute walk (831m)</p>	Further than 20 minute walk (1661m+)									

			and 1660m)								
			10 minute walk or less (830m or less)								
		Village Hall	Further than 15 minute walk (1251m+)	Between 10 and 15 minute walk (831m and 1250m)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
		Employment Areas	Further than 20 minute walk (1660m+)	Between 10 and 20 minute walk (831m and 1659m)							
			Between 10 and 20 minute walk (831m and 1659m)								
			Less than 10 minute walk (829m or less)								
		Convenience Store	Further than 10 minute walk (831m+)	Further than 10 minute walk (831m+)							
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								

17) To encourage vibrant communities that participate in decision making	Is the proposed site in close proximity to the existing settlement with connectivity to existing housing?	No the site is over 1200m from the nearest housing with limited scope to provide direct connectivity	The site is less than 400m from the nearest housing area with direct links available	↑↑ Site is in close proximity to existing housing with direct links available	L	ST	P	D	R	SB
18) To protect and enhance water resources, water quality and water availability	Is the site within a Groundwater Source Protection Zone 1, 2 or 3?	Yes, Zone 1 and employment allocation	No not within a Groundwater Protection Zone	↑↑ Development of this site will not affect water quality or availability	U	LT	P	I	R	SB
	Will development of the proposed site affect any sensitive water receptors?	Yes and impact unable to be mitigated	No the development will not affect any sensitive water receptors							
19) To reduce the risk of flooding from all sources, both now and in the future	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Yes, extremely significant (Flood Zone 3b)	Part of the site is at risk of surface water flooding	+/- Development of this site may increase the risk of flooding as small parts are at high risk of surface water flooding, although development can likely be avoided / mitigated in these locations.	L	LT	P	D	R	SB
	Will development of the proposed	Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.	Yes, all new development could be considered to lead to an increase in the risk							

	site increase the risk of flooding?	Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.	of flooding due to materials used but situation could be managed through mitigation/ avoidance.						
		No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.							
	Can any increase in risk of flooding be mitigated?	No	Yes						
		Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.							
		Yes							
		Not applicable green above							

Summary of Sustainability Appraisal:

A greenfield site to the north of Catterick Garrison, which has mixed to poor levels of pedestrian access to recreation, facilities and services (objectives 9 and 16). Performs well against objectives 10, 17 and 18. Development of this site will have a significant negative impact upon Biodiversity and the neighbouring SINC woodland and green infrastructure corridor which is unlikely to be mitigatable given the sites small scale nature.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
366	Munster Barracks	Hipswell	21.31	Military						
Context: This a greenfield site forming part of the military training estate. Military facilities to the south and east. Greenfield military training estate to the to the north and west.										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones. No harm likely	+/-	L	LT	T	D	R	SB
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact								
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	Yes, the site is approximately 375m to the north of Foxglove Covert LWS and SINC and approximately 310m to the South of Badger Beck Woodlands. Buffers and existing development between them and site so impact likely to be minimised and mitigated.							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated through retention of habitats and							
		Yes potentially but harm can be mitigated								
		No or opportunities to improve habitat								

			creation of corridors.							
	Would development of the site fragment habitats?	Yes and harm cannot be mitigated Yes potentially but harm can be mitigated No or opportunities to enhance	Yes potentially but harm can be mitigated through retention and enhancement							
	Would development of the site impact upon Ancient Woodland, Veteran Trees or Tree subject to a preservation order (TPO)?	Yes and harm cannot be mitigated Yes potentially but harm can be mitigated No	Yes potentially but harm can be mitigated through retention and enhancement							
	Is the development within, or does it impact on, a mineral safeguarding area?	Yes and impact cannot be mitigated Yes but impact can likely be mitigated No	No							
2) The prudent and efficient use of natural resources by minimising waste and re-using and recycling natural resources and materials locally	Not applicable at site level insufficient information available. This will be addressed at the application stage through the Local Plan Sustainable Development Chapter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3) To ensure a sustainable transport network which encourages the use of public transport, cycling and walking which	Does the site link to footpath and cycle routes?	No or poor links with no prospect of improving connectivity or creating new routes/paths No, but potential for new links to both footpaths and cycle paths and PROW	The existing muster barracks is already well connected with footpath and cycle network outside the wire.	↑↑ The site is already well connected with the existing foot and cycle network outside the wire.	L	LT	R	D	R	LA

minimises traffic congestion and improves air quality		Yes, already well connected or very little off site works required to connect to the existing network.		There are also bus stops within close proximity to the site.						
	Does the site have good connectivity to public transport (proximity to bus stop)?	No over 1200m	Yes there is bus stops within 400m of the entrance to existing barracks site.							
		Between 401 and 1200m								
		Yes less than 400m								
4) To make the most efficient use of land through optimising opportunities for the re-use of existing buildings and brownfield land.	Does the development re-use previously developed land?	No 0-25% of site is previously developed	No 0-25% of site is previously developed	+/- Site is greenfield training estate. Development of this site is likely to be able to make reasonably efficient use of land and any issues regarding contamination or ground condition can be mitigated through development.	L	LT	P	D	R	SB
		Yes 26-75% is previously developed								
		Yes 76-100% is previously developed								
	Could the development make efficient use of land	No development at 0-20 dwellings per hectare	Development likely to make relatively efficient use of land.							
		Development at 21-29 dwellings per hectare								
		Yes development likely to be at 30+ dwellings per hectare								
	Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development	No contamination or ground issues known.							
		Yes but contamination or ground conditions can be mitigated through development								
		No contamination or ground issues known								
	Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land	No non-agricultural							
		Yes loss of 3b, 4 and 5 grade agricultural land								
		No previously developed or non-agricultural								
5) To provide a good quality built environment, including green	Will development of the proposed site impact upon	Yes it will result in significant impact/loss of green infrastructure corridor	This site would not negatively impact on the existing green	↑ The potential development could	L	LT	R	D	R	LA

	stage. Policies in the Local Plan will require the design of development to be of a high quality and reflective of its context and immediate setting.									
7) To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions	Is the proposed site in a location where the new development can likely be resilient to climate change?	<p>No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable</p> <p>Possibly, certain issues exist partly in (floodzone 2/3, partial risk of surface water flooding, largely south facing) but likely to be migrated through development</p> <p>Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change</p>	<p>Possibly, there are small areas of the site which are at partial risk of surface water flooding (1 in 30yr) but impact could be mitigated through development</p>	<p>N</p> <p>Site can be resilient to climate change with mitigation of surface water flood risk.</p>	-	ST	T	D	R	SB
8) To maintain and enhance the quality and character of the landscape and protect the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas and other protected areas.	Will the proposed development impact upon the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas	<p>Yes the proposed development will impact upon the special qualities and setting of these protected landscapes</p> <p>A potential impact that could likely be mitigated</p> <p>No impact on the setting and special qualities of these protected landscapes</p>	<p>A potential impact on dark sky area and long distant views from national park that could likely be mitigated through appropriate lighting measures, planting, massing and layout.</p>	<p>↓</p> <p>The development of this site could impact upon the special qualities and views from the National Park and Dark Sky areas and the character of Catterick Garrison but this can likely be mitigated through careful design, layout, massing,</p>	L	LT	P	D	I	LA

			10 minute walk or less (830m or less)								
		Formal Outdoor Recreation (Playing Pitches)	Further than 15 minute walk (1251m+)	N/A							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
	Is the development in an area where the health and wellbeing of future or existing residents is likely to be affected by noise or air pollution or odours?	Yes near to an air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that cannot be mitigated		N/A							
		Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that can be mitigated									
		No development is not near to any uses likely to affect health and wellbeing of future or existing residents.									
10) To conserve and enhance the historic environment, heritage assets and their setting and improve understanding and enjoyment of local cultural heritage.	Would development affect the setting and/or significance of a Designated heritage Asset? (Listed Building, Scheduled Monument, Conservation Area, Historic Parkland etc)	Yes the impact could not be mitigated through careful design of the development	Yes but there is scope to mitigate the impact through careful design and layout of the development	Yes the site does form part of the setting of the Grade II Listed Officers Mess and Stables at Bourlon Barracks but there is scope to mitigate the impact through careful design	N	L	LT	P	D	I	LA
		No impact on the setting and/or significance of a designated heritage asset. Development will enhance or better reveal elements which contribute to the			Development of this site may impact on the setting of a Grade II Listed Buildings but this can be mitigated and potentially enhanced through development.						

		significance of the heritage asset.	and layout of the development							
	Would development affect the character and appearance of a Conservation Area?	Yes the impact could not be mitigated through careful design of the development	No impact on the character and appearance of a Conservation Area.							
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the character and appearance of the Conservation Area. Development will enhance or better reveal elements which contribute to the character and appearance of the conservation area.								
	Would development affect the setting and/or significance of a non-designated heritage asset	Yes the impact could not be mitigated through careful design of the development	No impact on a non-designated heritage asset.							
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the asset or development will enhance or better reveal elements which contribute to the significance of the non-designated heritage asset.								
11) To provide a mix of housing types and tenures in order to ensure all have the opportunity to meet their housing needs in accommodation of adequate quality.	Will the development provide an adequate overall mix of housing in terms of type, size and tenure to meet local needs?	All sites allocated for residential development are expected to meet Local Plan Policies on housing mix	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		N/A – Site is only being considered for employment purposes								
	Will development provide affordable housing of the appropriate amount, type, size and tenure?	All sites allocated for residential development are expected to meet Local Plan policies affordable housing requirements	N/A							
Not applicable no affordable housing										

15) To provide education and training opportunities which build the skills and capacity of the population	This objective is not applicable for the site assessment appraisal. Local plan policies will encourage and expect applicants to demonstrate how the development will provide education and training opportunities for the local population	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
16) To maintain and enhance provision of infrastructure including local services and community facilities to ensure needs can be met locally.	Does the site have good connectivity to facilities and services?	Town Centre	<p>Further than 20 minute walk (1661m +)</p> <p>Between 10 and 20 minute walk (831m and 1659m)</p> <p>10 minute walk or less (830m or less)</p>	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Primary School	<p>Further than 15 minute walk (1251m+)</p> <p>Between 5 and 15 minute walk (416m and 1250m)</p> <p>5 minute walk or less (415m or less)</p>	N/A									
Secondary School	Further than 20	N/A									

			minute walk (1661m+)										
			Between 10 and 20 minute walk (831m and 1660m)										
			10 minute walk or less (830m or less)										
		Village Hall	Further than 15 minute walk (1251m+)										N/A
			Between 10 and 15 minute walk (831m and 1250m)										
			10 minute walk or less (830m or less)										
		Employment Areas	Further than 20 minute walk (1660m+)										N/A
			Between 10 and 20 minute walk (831m and 1659m)										
			Less than 10 minute walk (829m or less)										
		Convenience Store	Further than 10 minute walk (831m+)										N/A
			Between 5 and 10										

			minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								
17) To encourage vibrant communities that participate in decision making	Is the proposed site in close proximity to the existing settlement with connectivity to existing housing?	No the site is over 1200m from the nearest housing with limited scope to provide direct connectivity	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity									
		The site is less than 400m from the nearest housing area with direct links available									
18) To protect and enhance water resources, water quality and water availability	Is the site within a Groundwater Source Protection Zone 1, 2 or 3?	Yes, Zone 1 and employment allocation	No not within a Groundwater Protection Zone	↑↑	U	LT	P	I	R	SB	
		Yes, Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment.		Development of this site will not affect water quality or availability.							
		No not within a Groundwater Protection Zone									
	Will development of the proposed site affect any sensitive water receptors?	Yes and impact unable to be mitigated	No the development will not affect any sensitive water receptors								
		Yes impact can be mitigated									
		No the development will not affect any sensitive water receptors									
19) To reduce the risk of flooding from all sources, both now and in the future	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Yes, extremely significant	Small parts of site at high risk of surface water flooding.	+/-	L	ST	T	I	R	SB	
		A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding		Development of this site is unlikely to increase the risk of flooding as whilst there is an area at high risk of surface water flooding this can likely be mitigated.							

		Site does not fall within a flood zone and has minimal or no risk of surface water flooding							
Will development of the proposed site increase the risk of flooding?		Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.	Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.						
		Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.							
Can any increase in risk of flooding be mitigated?		No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.	Yes						
		No							
		Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.							
		Yes							
		Not applicable green above							

Summary of Sustainability Appraisal:
The site is a large greenfield area forming part of the military training estate and located on western edge of Catterick Garrison built extent. The site is generally well related to the military estate. Performs well against objectives 3 and 18. Mitigation will be required in relation to objectives 1,5, 7, 8, 10 and 19 in relation to biodiversity, green infrastructure, surface water flooding and impact on the landscape and historic environment.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
368	Land west of leisure centre	Hipswell	2.10	Housing						
Context: This is an MOD owned greenfield site comprising informal open space. Housing to the north and west. Leisure Centre to the east with Gough Road and retail unit to south.										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones. No harm likely	+/- The development of this site has potential to impact upon certain elements of biodiversity and geo-diversity and mitigation and enhancement measures will be necessary. Further assessment required.	L	ST	P	D	I	SB
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact								
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	No							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated							
		Yes potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site fragment habitats?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated through design and retention of tree belts and creation of corridor across site.							
		Yes potentially but harm can be mitigated								
		No or opportunities to enhance								
	Would development of the site impact upon Ancient	Yes and harm cannot be mitigated	Yes and harm cannot be mitigated							
		Yes potentially but harm can be mitigated								

	Woodland, Veteran Trees or Tree subject to a preservation order (TPO)?	No								
	Is the development within, or does it impact on, a mineral safeguarding area?	Yes and impact cannot be mitigated	No							
		Yes but impact can likely be mitigated								
		No								
2) The prudent and efficient use of natural resources by minimising waste and re-using and recycling natural resources and materials locally	Not applicable at site level insufficient information available. This will be addressed at the application stage through the Local Plan Sustainable Development Chapter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3) To ensure a sustainable transport network which encourages the use of public transport, cycling and walking which minimises traffic congestion and improves air quality	Does the site link to footpath and cycle routes?	No or poor links with no prospect of improving connectivity or creating new routes/paths	Yes, already well connected to the existing network.	↑↑	L	ST	P	D	R	LA
		No, but potential for new links to both footpaths and cycle paths and PROW		This site can access to an existing foot and cycle path network. The site also has good access to existing bus routes.						
		Yes, already well connected or very little off site works required to connect to the existing network.								
	Does the site have good connectivity to public transport	No over 1200m	Yes less than 400m							
		Between 401 and 1200m								

	(proximity to bus stop)?	Yes less than 400m								
4) To make the most efficient use of land through optimising opportunities for the re-use of existing buildings and brownfield land.	Does the development re-use previously developed land?	No 0-25% of site is previously developed Yes 26-75% is previously developed Yes 76-100% is previously developed	No 0-25% of site is previously developed	+/-	L	ST	P	D	I	SB
	Could the development make efficient use of land?	No development at 0-20 dwellings per hectare Development at 21-29 dwellings per hectare Yes development likely to be at 30+ dwellings per hectare	Development at 21-29 dwellings per hectare	Site is greenfield. Development of this site is likely to be able to make relatively efficient use of land and unlikely to be any significant contamination or ground condition issues on site.						
	Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development Yes but contamination or ground conditions can be mitigated through development No contamination or ground issues known	No contamination or ground issues known							
	Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land Yes loss of 3b, 4 and 5 grade agricultural land No previously developed or non-agricultural	No previously developed or non-agricultural							
5) To provide a good quality built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable design and construction, incorporating energy and water	Will development of the proposed site impact upon existing green infrastructure corridors?	Yes it will result in significant impact/loss of green infrastructure corridor Possible impact which can be mitigated through re-provision No impact on existing green infrastructure corridor or potential significant enhancement of them.	Yes it will result in significant impact/loss of green infrastructure corridor	↓↓	L	LT	P	D	I	SB
	Is the proposed site well	No and limited opportunities to create link		The potential residential development of this site will result in significant impact and loss of the green infrastructure corridor that cannot be mitigated. It is likely to be						

7) To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions	Is the proposed site in a location where the new development can likely be resilient to climate change?	No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable	Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change	↑ The site is in a location where development can be developed to be resilient to climate change.	L	LT	P	D	R	SB
8) To maintain and enhance the quality and character of the landscape and protect the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas and other protected areas.	Will the proposed development impact upon the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas	Yes the proposed development will impact upon the special qualities and setting of these protected landscapes	No impact on the setting and special qualities of these protected landscapes	N The development of this site will not impact upon the setting of any protected landscapes. It could impact on the setting and character of Catterick Garrison but this can likely be mitigated. It is not located in a settlement gap.	L	LT	P	D	I	SB
	Is the site prominent in any significant views towards a settlement?	Yes the proposed development of this site will have a negative impact on significant views which cannot be mitigated	No the site is not prominent in any significant views towards a settlement							
		Yes, but through careful and sensitive design and layout of the proposed development the impact can be reduced								
		No the site is not prominent in any								

		significant views towards a settlement									
	Will the proposed development impact on the form and character of a settlement?	Yes significant impact that could not be mitigated through careful design		The proposed development has potential to impact but this could be mitigated through careful design and layout							
		The proposed development has potential to impact but this could be mitigated through careful design and layout									
		No development of the site would not negatively impact on the form and character of a settlement and could form a natural extension or infill									
	Is the site located in any identified settlement gaps?	Yes the site is within an identified settlement gap and development of this site would significantly affect its purpose		No the proposed site is not located within an identified settlement gap.							
		The proposed development is partly within and could be designed in a way to enhance the purpose of the settlement gap									
		No the proposed site is not located within an identified settlement gap or its development would enhance the purpose of the settlement gap.									
9) To improve health and wellbeing by ensuring all groups of the population have access to adequate leisure facilities, recreational activities and health services.	Does the proposed site have good access to recreational and health facilities?	Doctors	Further than 15 minute walk (1251m+)	Between 5 and 15 minute walk (416m and 1250m)	↑	L	LT	R	D	R	LA
			Between 5 and 15 minute walk (416m and 1250m)								
			5 minute walk or less (415m or less)								
		Leisure Centre	Further than 15	10 minute walk or less (830m or less)							

			walk (831m and 1250m) 10 minute walk or less (830m or less)							
	Is the development in an area where the health and wellbeing of future or existing residents is likely to be affected by noise or air pollution or odours?	Yes near to an air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that cannot be mitigated	Some air and noise polluting activity that will impact upon the health and wellbeing of future or existing residents that can be mitigated							
		Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that can be mitigated								
		No development is not near to any uses likely to affect health and wellbeing of future or existing residents.								
10) To conserve and enhance the historic environment, heritage assets and their setting and improve understanding and enjoyment of local cultural heritage.	Would development affect the setting and/or significance of a Designated heritage Asset? (Listed Building, Scheduled Monument, Conservation Area, Historic Parkland etc)	Yes the impact could not be mitigated through careful design of the development	No impact on the setting and/or significance of a designated heritage asset.	↑↑	U	LT	P	D	I	SB
		Yes but there is scope to mitigate the impact through careful design and layout of the development		Development of this site will have no impact on the historic environment or heritage assets						
		No impact on the setting and/or significance of a designated heritage asset. Development will enhance or better reveal elements which contribute to the significance of the heritage asset.								
	Would development affect the character and appearance of a Conservation Area?	Yes the impact could not be mitigated through careful design of the development	No impact on the character and appearance of the Conservation Area.							
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the character and appearance								

	the local population										
16) To maintain and enhance provision of infrastructure including local services and community facilities to ensure needs can be met locally.	Does the site have good connectivity to facilities and services?	Town Centre	Further than 20 minute walk (1661m +) Between 10 and 20 minute walk (831m and 1659m) 10 minute walk or less (830m or less)	10 minute walk or less (830m or less)	+/- Accessibility of the range of facilities and services is generally mixed by foot with convenience store and town centre nearby but secondary school distant.	L	LT	P	D	R	LA
		Primary School	Further than 15 minute walk (1251m+) Between 5 and 15 minute walk (416m and 1250m) 5 minute walk or less (415m or less)	Between 5 and 15 minute walk (416m and 1250m)							
		Secondary School	Further than 20 minute walk (1661m+) Between 10 and 20 minute walk (831m)	Further than 20 minute walk (1661m+)							

			and 1660m)								
			10 minute walk or less (830m or less)								
		Village Hall	Further than 15 minute walk (1251m+)	10 minute walk or less (830m or less)							
			Between 10 and 15 minute walk (831m and 1250m)								
			10 minute walk or less (830m or less)								
		Employment Areas	Further than 20 minute walk (1660m+)	Less than 10 minute walk (829m or less)							
			Between 10 and 20 minute walk (831m and 1659m)								
			Less than 10 minute walk (829m or less)								
		Convenience Store	Further than 10 minute walk (831m+)	5 minute walk or less (415m or less)							
			Between 5 and 10 minute walk (416m and 830m)								
			5 minute walk or less (415m or less)								

17) To encourage vibrant communities that participate in decision making	Is the proposed site in close proximity to the existing settlement with connectivity to existing housing?	No the site is over 1200m from the nearest housing with limited scope to provide direct connectivity	The site is less than 400m from the nearest housing area with direct links available	↑↑ Site is in close proximity to existing housing with direct links available	L	ST	P	D	R	SB
		The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity								
		The site is less than 400m from the nearest housing area with direct links available								
18) To protect and enhance water resources, water quality and water availability	Is the site within a Groundwater Source Protection Zone 1, 2 or 3?	Yes, Zone 1 and employment allocation	No not within a Groundwater Protection Zone	↑↑ Development of this site will not affect water quality or availability	U	LT	P	I	R	SB
		Yes, Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment.								
		No not within a Groundwater Protection Zone								
	Will development of the proposed site affect any sensitive water receptors?	Yes and impact unable to be mitigated	No the development will not affect any sensitive water receptors							
		Yes impact can be mitigated								
		No the development will not affect any sensitive water receptors								
19) To reduce the risk of flooding from all sources, both now and in the future	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Yes, extremely significant (Flood Zone 3b)	Site does not fall within a flood zone and has minimal or no risk of surface water flooding	↑ Development of this site will not increase the risk of flooding.	L	LT	P	D	R	SB
		A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding								
		Site does not fall within a flood zone and has minimal or no risk of surface water flooding								
	Will development of the proposed	Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.	No, site is within flood zone 1 or there is no history of surface							

	site increase the risk of flooding?	<p>Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.</p> <p>No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.</p>	water flooding on or near the site.						
	Can any increase in risk of flooding be mitigated?	<p>No</p> <p>Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.</p> <p>Yes</p> <p>Not applicable green above</p>	Not applicable green above						

Summary of Sustainability Appraisal:

A greenfield site near to Catterick Garrison town centre, which generally has good to mixed levels of pedestrian access to recreation, facilities and services (objectives 9 and 16). Performs well against objectives 3, 10, 17 and 18. Site forms part of the green infrastructure corridor and development of it is unlikely to be able to mitigate its impact or loss.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
377	Peronne Lines	Scotton	5.72	Health Facility						
Context: This is a brownfield military site with associated parking and hardstanding. Grassed and wooded areas to the north. Housing and wooded area to the south with club and wooded area to the east. Scotton Road to the west.										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones.	+/- The development of this site has potential to impact upon biodiversity, priority habitat or protected species however harm can be mitigated through retention and enhancement measures to retain and enhance corridors.	L	LT	T	D	R	SB
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact	No harm likely							
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	No							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated through retention of habitats and creation of corridors.							
		Yes potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site fragment habitats?	Yes and harm cannot be mitigated	No or opportunities to enhance							
		Yes potentially but harm can be mitigated								
		No or opportunities to enhance								
Would development of	Yes and harm cannot be mitigated	Yes potentially but harm can be								

	the site impact upon Ancient Woodland, Veteran Trees or Tree subject to a preservation order (TPO)?	Yes potentially but harm can be mitigated	mitigated through retention and enhancement							
	Is the development within, or does it impact on, a mineral safeguarding area?	No								
		Yes and impact cannot be mitigated	Yes but impact can likely be mitigated							
		Yes but impact can likely be mitigated								
		No								
2) The prudent and efficient use of natural resources by minimising waste and re-using and recycling natural resources and materials locally	Not applicable at site level insufficient information available. This will be addressed at the application stage through the Local Plan Sustainable Development Chapter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3) To ensure a sustainable transport network which encourages the use of public transport, cycling and walking which minimises traffic congestion and improves air quality	Does the site link to footpath and cycle routes?	No or poor links with no prospect of improving connectivity or creating new routes/paths	The site is already well connected with footpath network outside the wire.	↑↑	L	LT	R	D	R	LA
		No, but potential for new links to both footpaths and cycle paths and PROW								
		Yes, already well connected or very little off site works required to connect to the existing network.								
	Does the site have good connectivity to public transport	No over 1200m	Yes there is bus stops within 400m of the site.							
		Between 401 and 1200m								

	(proximity to bus stop)?	Yes less than 400m								
4) To make the most efficient use of land through optimising opportunities for the re-use of existing buildings and brownfield land.	Does the development re-use previously developed land?	No 0-25% of site is previously developed	Yes 76-100% is previously developed	↑ Site is previously developed. Development of this site is likely to be able to make efficient use of land and any issues regarding contamination or ground condition can be mitigated through development.	L	LT	P	D	R	SB
		Yes 26-75% is previously developed								
		Yes 76-100% is previously developed								
	Could the development make efficient use of land	No development at 0-20 dwellings per hectare	Development likely to make efficient use of land.							
		Development at 21-29 dwellings per hectare								
		Yes development likely to be at 30+ dwellings per hectare								
	Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development	Yes but contamination or ground conditions can be mitigated through development							
		Yes but contamination or ground conditions can be mitigated through development								
		No contamination or ground issues known								
	Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land	No non-agricultural							
		Yes loss of 3b, 4 and 5 grade agricultural land								
		No previously developed or non-agricultural								
5) To provide a good quality built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable design and construction, incorporating energy and water	Will development of the proposed site impact upon existing green infrastructure corridors?	Yes it will result in significant impact/loss of green infrastructure corridor	This site would not negatively impact on the existing green infrastructure corridor and offers opportunity for potential further enhancement.	↑↑ The potential development could enhance the green infrastructure corridor. Furthermore, the development of this site is compatible with other surrounding land uses.	L	LT	R	D	R	LA
		Possible impact which can be mitigated through re-provision								
		No impact on existing green infrastructure corridor or potential significant enhancement of them.								
	Is the proposed site well	No and limited opportunities to create link	Yes the site is well related and							

<p>7) To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions</p>	<p>Is the proposed site in a location where the new development can likely be resilient to climate change?</p>	<p>No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable</p>	<p>Possibly, there are small areas of the site which are at partial risk of surface water flooding (1 in 30yr) but impact could be mitigated/avoided through development</p>	<p>+/- Site can be resilient to climate change with mitigation of surface water flood risk.</p>	<p>-</p>	<p>ST</p>	<p>T</p>	<p>D</p>	<p>R</p>	<p>SB</p>	
<p>8) To maintain and enhance the quality and character of the landscape and protect the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas and other protected areas.</p>	<p>Will the proposed development impact upon the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas</p>	<p>Yes the proposed development will impact upon the special qualities and setting of these protected landscapes</p>	<p>No impact on the setting and special qualities of these protected landscapes</p>	<p>↑↑ The development of this site will not impact on any protected landscapes nor the scale and form of Catterick Garrison with a natural infill site.</p>	<p>L</p>	<p>LT</p>	<p>P</p>	<p>D</p>	<p>I</p>	<p>LA</p>	
<p>Is the site prominent in any significant views towards a settlement?</p>	<p>A potential impact that could likely be mitigated</p>	<p>No the site is not prominent in any significant views towards a settlement</p>	<p>No impact on the setting and special qualities of these protected landscapes</p>								<p>Yes the proposed development of this site will have a negative impact on significant views which cannot be mitigated</p>
	<p>Yes, but through careful and sensitive design and layout of the proposed development the impact can be reduced</p>		<p>No the site is not prominent in any</p>								

		significant views towards a settlement									
	Will the proposed development impact on the form and character of a settlement?	Yes significant impact that could not be mitigated through careful design		No development of the site would not negatively impact on the form and character of a settlement and could form a natural extension or infill							
		The proposed development has potential to impact but this could be mitigated through careful design and layout									
		No development of the site would not negatively impact on the form and character of a settlement and could form a natural extension or infill									
	Is the site located in any identified settlement gaps?	Yes the site is within an identified settlement gap and development of this site would significantly affect its purpose		No the proposed site is not located within an identified settlement gap.							
		The proposed development is partly within and could be designed in a way to enhance the purpose of the settlement gap									
		No the proposed site is not located within an identified settlement gap or its development would enhance the purpose of the settlement gap.									
9) To improve health and wellbeing by ensuring all groups of the population have access to adequate leisure facilities, recreational activities and health services.	Does the proposed site have good access to recreational and health facilities?	Doctors	Further than 15 minute walk (1251m+)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			Between 5 and 15 minute walk (416m and 1250m)								
			5 minute walk or less (415m or less)								
		Leisure Centre	Further than 15	N/A							

		walk (831m and 1250m)								
		10 minute walk or less (830m or less)								
	Is the development in an area where the health and wellbeing of future or existing residents is likely to be affected by noise or air pollution or odours?	Yes near to an air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that cannot be mitigated	N/A							
		Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that can be mitigated								
		No development is not near to any uses likely to affect health and wellbeing of future or existing residents.								
10) To conserve and enhance the historic environment, heritage assets and their setting and improve understanding and enjoyment of local cultural heritage.	Would development affect the setting and/or significance of a Designated heritage Asset? (Listed Building, Scheduled Monument, Conservation Area, Historic Parkland etc)	Yes the impact could not be mitigated through careful design of the development	No impact on the setting and/or significance of a designated heritage asset.	↑	L	LT	P	D	I	LA
		Yes but there is scope to mitigate the impact through careful design and layout of the development		Development of this site will not impact upon designated heritage assets but will require mitigation to avoid impact on non-designated heritage assets.						
		No impact on the setting and/or significance of a designated heritage asset. Development will enhance or better reveal elements which contribute to the significance of the heritage asset.								
	Would development affect the character and appearance of a Conservation Area?	Yes the impact could not be mitigated through careful design of the development	No impact on the character and appearance of a Conservation Area.							
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the character and appearance								

	the local population											
16) To maintain and enhance provision of infrastructure including local services and community facilities to ensure needs can be met locally.	Does the site have good connectivity to facilities and services?	Town Centre	Further than 20 minute walk (1661m +)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
			Between 10 and 20 minute walk (831m and 1659m)									
			10 minute walk or less (830m or less)									
		Primary School	Further than 15 minute walk (1251m+)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			Between 5 and 15 minute walk (416m and 1250m)									
			5 minute walk or less (415m or less)									
		Secondary School	Further than 20 minute walk (1661m+)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			Between 10 and 20 minute walk (831m)									

17) To encourage vibrant communities that participate in decision making	Is the proposed site in close proximity to the existing settlement with connectivity to existing housing?	<p>No the site is over 1200m from the nearest housing with limited scope to provide direct connectivity</p> <p>The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity</p> <p>The site is less than 400m from the nearest housing area with direct links available</p>	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
18) To protect and enhance water resources, water quality and water availability	Is the site within a Groundwater Source Protection Zone 1, 2 or 3?	<p>Yes, Zone 1 and employment allocation</p> <p>Yes, Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment.</p> <p>No not within a Groundwater Protection Zone</p>	No not within a Groundwater Protection Zone	<p>↑↑</p> <p>Development of this site will not affect water quality or availability.</p>	U	LT	P	I	R	SB
Will development of the proposed site affect any sensitive water receptors?	<p>Yes and impact unable to be mitigated</p> <p>Yes impact can be mitigated</p> <p>No the development will not affect any sensitive water receptors</p>	No the development will not affect any sensitive water receptors								
19) To reduce the risk of flooding from all sources, both now and in the future	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	<p>Yes, extremely significant</p> <p>A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding</p> <p>Site does not fall within a flood zone and has minimal or no risk of surface water flooding</p>	Parts of site at high risk of surface water flooding.	<p>+/-</p> <p>Development of this site is unlikely to increase the risk of flooding as whilst there are areas at high risk of surface water flooding this can likely be mitigated and avoided through development.</p>	L	ST	T	I	R	SB
Will development of the proposed	Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.	Yes, all new development could be considered to								

	site increase the risk of flooding?	Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.	lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.						
		No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.							
	Can any increase in risk of flooding be mitigated?	No	Yes						
		Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.							
		Yes							
		Not applicable green above							

Summary of Sustainability Appraisal:

The site is a brownfield site. The site is generally well related to other facilities. Performs well against objectives 3, 5, 8 and 18. Mitigation will be required in relation to objectives 1, 7 and 19 in relation to biodiversity and surface water flooding.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
381	Somme Barracks	Scotton	14.94	Military						
Context: This is a reverted greenfield site adjacent to Somme Barracks. Recreation field and military facilities to the north. Somme Barracks to the east, Loos Road and grassed area (site 404) to the south and grassed area, beck and woods to the west (site 382).										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones.	+/- The development of this site has potential to impact upon biodiversity, priority habitat or protected species however harm can be mitigated through retention and enhancement measures to retain and enhance corridors.	L	LT	T	D	R	SB
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact	No harm likely							
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	No							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated through retention of habitats and creation of corridors.							
		Yes potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site fragment habitats?	Yes and harm cannot be mitigated	No or opportunities to enhance							
		Yes potentially but harm can be mitigated								
		No or opportunities to enhance								
Would development of	Yes and harm cannot be mitigated	Yes potentially but harm can be								

	the site impact upon Ancient Woodland, Veteran Trees or Tree subject to a preservation order (TPO)?	Yes potentially but harm can be mitigated	mitigated through retention and enhancement							
	Is the development within, or does it impact on, a mineral safeguarding area?	No								
		Yes and impact cannot be mitigated	Yes but impact can likely be mitigated							
		Yes but impact can likely be mitigated								
		No								
2) The prudent and efficient use of natural resources by minimising waste and re-using and recycling natural resources and materials locally	Not applicable at site level insufficient information available. This will be addressed at the application stage through the Local Plan Sustainable Development Chapter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3) To ensure a sustainable transport network which encourages the use of public transport, cycling and walking which minimises traffic congestion and improves air quality	Does the site link to footpath and cycle routes?	No or poor links with no prospect of improving connectivity or creating new routes/paths	The site is already well connected with footpath network outside the wire.	↑↑	L	LT	R	D	R	LA
		No, but potential for new links to both footpaths and cycle paths and PROW								
		Yes, already well connected or very little off site works required to connect to the existing network.								
	Does the site have good connectivity to public transport	No over 1200m	Yes there is bus stops within 400m of the entrance to							
		Between 401 and 1200m								

	(proximity to bus stop)?	Yes less than 400m	existing barracks site.							
4) To make the most efficient use of land through optimising opportunities for the re-use of existing buildings and brownfield land.	Does the development re-use previously developed land?	No 0-25% of site is previously developed	No 0-25% of site is previously developed	+/- Site is mainly reverted greenfield. Development of this site is likely to be able to make reasonably efficient use of land and any issues regarding contamination or ground condition can be mitigated through development.	L	LT	P	D	R	SB
		Yes 26-75% is previously developed								
		Yes 76-100% is previously developed								
	Could the development make efficient use of land	No development at 0-20 dwellings per hectare	Development likely to make relatively efficient use of land.							
		Development at 21-29 dwellings per hectare								
		Yes development likely to be at 30+ dwellings per hectare								
	Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development	Yes but contamination or ground conditions can be mitigated through development							
		Yes but contamination or ground conditions can be mitigated through development								
		No contamination or ground issues known								
	Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land	No non-agricultural							
		Yes loss of 3b, 4 and 5 grade agricultural land								
		No previously developed or non-agricultural								
5) To provide a good quality built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable design and construction, incorporating energy and water	Will development of the proposed site impact upon existing green infrastructure corridors?	Yes it will result in significant impact/loss of green infrastructure corridor	This site would not negatively impact on the existing green infrastructure corridor and offers opportunity for potential further enhancement.	↑ The potential development could enhance the green infrastructure corridor. Furthermore, the development of this site is compatible with other surrounding land uses.	L	LT	R	D	R	LA
		Possible impact which can be mitigated through re-provision								
		No impact on existing green infrastructure corridor or potential significant enhancement of them.								
	Is the proposed site well	No and limited opportunities to create link	Not directly linked but likely							

<p>7) To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions</p>	<p>Is the proposed site in a location where the new development can likely be resilient to climate change?</p>	<p>No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable</p>	<p>Possibly, there are small areas of the site which are at partial risk of surface water flooding (1 in 30yr) but impact could be mitigated/avoided through development</p>	<p>+/- Site can be resilient to climate change with mitigation of surface water flood risk.</p>	<p>-</p>	<p>ST</p>	<p>T</p>	<p>D</p>	<p>R</p>	<p>SB</p>	
<p>8) To maintain and enhance the quality and character of the landscape and protect the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas and other protected areas.</p>	<p>Will the proposed development impact upon the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas</p>	<p>Yes the proposed development will impact upon the special qualities and setting of these protected landscapes</p>	<p>No impact on the setting and special qualities of these protected landscapes</p>	<p>↑↑ The development of this site will not impact on any protected landscapes nor the scale and form of Catterick Garrison with a natural infill site.</p>	<p>L</p>	<p>LT</p>	<p>P</p>	<p>D</p>	<p>I</p>	<p>LA</p>	
<p>Is the site prominent in any significant views towards a settlement?</p>	<p>A potential impact that could likely be mitigated</p>	<p>No the site is not prominent in any significant views towards a settlement</p>	<p>No impact on the setting and special qualities of these protected landscapes</p>								<p>Yes the proposed development of this site will have a negative impact on significant views which cannot be mitigated</p>
	<p>Yes, but through careful and sensitive design and layout of the proposed development the impact can be reduced</p>		<p>No the site is not prominent in any</p>								

		significant views towards a settlement									
	Will the proposed development impact on the form and character of a settlement?	Yes significant impact that could not be mitigated through careful design		No development of the site would not negatively impact on the form and character of a settlement and could form a natural extension or infill							
		The proposed development has potential to impact but this could be mitigated through careful design and layout									
		No development of the site would not negatively impact on the form and character of a settlement and could form a natural extension or infill									
	Is the site located in any identified settlement gaps?	Yes the site is within an identified settlement gap and development of this site would significantly affect its purpose		No the proposed site is not located within an identified settlement gap.							
		The proposed development is partly within and could be designed in a way to enhance the purpose of the settlement gap									
		No the proposed site is not located within an identified settlement gap or its development would enhance the purpose of the settlement gap.									
9) To improve health and wellbeing by ensuring all groups of the population have access to adequate leisure facilities, recreational activities and health services.	Does the proposed site have good access to recreational and health facilities?	Doctors	Further than 15 minute walk (1251m+)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			Between 5 and 15 minute walk (416m and 1250m)								
			5 minute walk or less (415m or less)								
		Leisure Centre	Further than 15	N/A							

		walk (831m and 1250m)								
		10 minute walk or less (830m or less)								
	Is the development in an area where the health and wellbeing of future or existing residents is likely to be affected by noise or air pollution or odours?	Yes near to an air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that cannot be mitigated	N/A							
		Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that can be mitigated								
		No development is not near to any uses likely to affect health and wellbeing of future or existing residents.								
10) To conserve and enhance the historic environment, heritage assets and their setting and improve understanding and enjoyment of local cultural heritage.	Would development affect the setting and/or significance of a Designated heritage Asset? (Listed Building, Scheduled Monument, Conservation Area, Historic Parkland etc)	Yes the impact could not be mitigated through careful design of the development	No impact on the setting and/or significance of a designated heritage asset.	↑↑	L	LT	P	D	I	LA
		Yes but there is scope to mitigate the impact through careful design and layout of the development		Development of this site will not impact upon the historic environment or designated heritage assets.						
		No impact on the setting and/or significance of a designated heritage asset. Development will enhance or better reveal elements which contribute to the significance of the heritage asset.								
	Would development affect the character and appearance of a Conservation Area?	Yes the impact could not be mitigated through careful design of the development	No impact on the character and appearance of a Conservation Area.							
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the character and appearance								

	the local population											
16) To maintain and enhance provision of infrastructure including local services and community facilities to ensure needs can be met locally.	Does the site have good connectivity to facilities and services?	Town Centre	Further than 20 minute walk (1661m +)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
			Between 10 and 20 minute walk (831m and 1659m)									
			10 minute walk or less (830m or less)									
		Primary School	Further than 15 minute walk (1251m+)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			Between 5 and 15 minute walk (416m and 1250m)									
			5 minute walk or less (415m or less)									
		Secondary School	Further than 20 minute walk (1661m+)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			Between 10 and 20 minute walk (831m)									

17) To encourage vibrant communities that participate in decision making	Is the proposed site in close proximity to the existing settlement with connectivity to existing housing?	<p>No the site is over 1200m from the nearest housing with limited scope to provide direct connectivity</p> <p>The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity</p> <p>The site is less than 400m from the nearest housing area with direct links available</p>	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
18) To protect and enhance water resources, water quality and water availability	<p>Is the site within a Groundwater Source Protection Zone 1, 2 or 3?</p> <p>Will development of the proposed site affect any sensitive water receptors?</p>	<p>Yes, Zone 1 and employment allocation</p> <p>Yes, Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment.</p> <p>No not within a Groundwater Protection Zone</p> <p>Yes and impact unable to be mitigated</p> <p>Yes impact can be mitigated</p> <p>No the development will not affect any sensitive water receptors</p>	<p>No not within a Groundwater Protection Zone</p> <p>No the development will not affect any sensitive water receptors</p>	<p>↑↑</p> <p>Development of this site will not affect water quality or availability.</p>	U	LT	P	I	R	SB
19) To reduce the risk of flooding from all sources, both now and in the future	<p>Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?</p> <p>Will development of the proposed</p>	<p>Yes, extremely significant</p> <p>A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding</p> <p>Site does not fall within a flood zone and has minimal or no risk of surface water flooding</p> <p>Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.</p>	<p>Parts of site at high risk of surface water flooding.</p> <p>Yes, all new development could be considered to</p>	<p>+/-</p> <p>Development of this site is unlikely to increase the risk of flooding as whilst there is areas at high risk of surface water flooding this can likely be mitigated and avoided through development.</p>	L	ST	T	I	R	SB

	site increase the risk of flooding?	Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.	lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.						
		No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.							
	Can any increase in risk of flooding be mitigated?	No	Yes						
		Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.							
		Yes							
		Not applicable green above							

Summary of Sustainability Appraisal:

The site is reverted greenfield site adjacent to Somme Barracks. The site is generally well related to the military estate. Performs well against objectives 3, 8, 10 and 18. Mitigation will be required in relation to objectives 1,5, 7 and 19 in relation to biodiversity, green infrastructure and surface water flooding.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
406	Marne Barracks	Catterick Village	25.84	Military						
Context: This is a site forming part of the former Catterick Airfield now used by the MOD as Marne Barracks. Wooded and grassed areas to the south, A6055 service road(former A1) to west and Marne Barracks to the North and East.										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones.	+/- The development of this site has potential to impact upon biodiversity, priority habitat or protected species however harm can be mitigated through retention and enhancement measures to retain and enhance corridors.	L	LT	T	D	R	SB
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact	No harm likely							
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	No							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated through retention of habitats and creation of corridors.							
		Yes potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site fragment habitats?	Yes and harm cannot be mitigated	No or opportunities to enhance							
		Yes potentially but harm can be mitigated								
		No or opportunities to enhance								
Would development of	Yes and harm cannot be mitigated	Yes potentially but harm can be								

	the site impact upon Ancient Woodland, Veteran Trees or Tree subject to a preservation order (TPO)?	Yes potentially but harm can be mitigated	mitigated through retention and enhancement							
	Is the development within, or does it impact on, a mineral safeguarding area?	No								
		Yes and impact cannot be mitigated	Yes but impact can likely be mitigated							
		Yes but impact can likely be mitigated								
		No								
2) The prudent and efficient use of natural resources by minimising waste and re-using and recycling natural resources and materials locally	Not applicable at site level insufficient information available. This will be addressed at the application stage through the Local Plan Sustainable Development Chapter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3) To ensure a sustainable transport network which encourages the use of public transport, cycling and walking which minimises traffic congestion and improves air quality	Does the site link to footpath and cycle routes?	No or poor links with no prospect of improving connectivity or creating new routes/paths	The existing muster barracks is already well connected with footpath network outside the wire.	↑↑	L	LT	R	D	R	LA
		No, but potential for new links to both footpaths and cycle paths and PROW								
		Yes, already well connected or very little off site works required to connect to the existing network.								
	Does the site have good connectivity to public transport	No over 1200m	Yes there is bus stops within 400m of the entrance to							
		Between 401 and 1200m								

	(proximity to bus stop)?	Yes less than 400m	existing barracks site.							
4) To make the most efficient use of land through optimising opportunities for the re-use of existing buildings and brownfield land.	Does the development re-use previously developed land?	No 0-25% of site is previously developed Yes 26-75% is previously developed Yes 76-100% is previously developed	No 0-25% of site is previously developed	+/- Site is mainly reverted greenfield. Development of this site is likely to be able to make reasonably efficient use of land and any issues regarding contamination or ground condition can be mitigated through development.	L	LT	P	D	R	SB
	Could the development make efficient use of land	No development at 0-20 dwellings per hectare Development at 21-29 dwellings per hectare Yes development likely to be at 30+ dwellings per hectare	Development likely to make relatively efficient use of land.							
	Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development Yes but contamination or ground conditions can be mitigated through development No contamination or ground issues known	Yes but contamination or ground conditions can be mitigated through development							
	Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land Yes loss of 3b, 4 and 5 grade agricultural land No previously developed or non-agricultural	No non-agricultural							
5) To provide a good quality built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable design and construction, incorporating energy and water	Will development of the proposed site impact upon existing green infrastructure corridors?	Yes it will result in significant impact/loss of green infrastructure corridor Possible impact which can be mitigated through re-provision No impact on existing green infrastructure corridor or potential significant enhancement of them.	This site would not negatively impact on the existing green infrastructure corridor and offers opportunity for potential further enhancement.	↑ The potential development could enhance the green infrastructure corridor. Furthermore, the development of this site is compatible with other surrounding land uses.	L	LT	R	D	R	LA
	Is the proposed site well	No and limited opportunities to create link	Not directly linked but likely							

<p>7) To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions</p>	<p>Is the proposed site in a location where the new development can likely be resilient to climate change?</p>	<p>No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable</p>	<p>Possibly, there are small areas of the site which are at partial risk of surface water flooding (1 in 30yr) and parts of the site in floodzone 2 but impact could be mitigated/avoided through development</p>	<p>+/- Site can be resilient to climate change with mitigation of surface water flood risk.</p>	<p>-</p>	<p>ST</p>	<p>T</p>	<p>D</p>	<p>R</p>	<p>SB</p>
<p>8) To maintain and enhance the quality and character of the landscape and protect the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas and other protected areas.</p>	<p>Will the proposed development impact upon the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas</p>	<p>Yes the proposed development will impact upon the special qualities and setting of these protected landscapes</p>	<p>No impact on the setting and special qualities of these protected landscapes</p>	<p>+/- The development of this site will not impact on any protected landscapes and while it may affect the scale and form of Catterick Village this can likely be mitigated through careful design, layout, massing, landscaping and lighting.</p>	<p>L</p>	<p>LT</p>	<p>P</p>	<p>D</p>	<p>I</p>	<p>LA</p>
	<p>Is the site prominent in any significant views towards a settlement?</p>	<p>Yes the proposed development of this site will have a negative impact on significant views which cannot be mitigated</p>	<p>No the site is not prominent in any significant views towards a settlement</p>							
		<p>Yes, but through careful and sensitive design and layout of the proposed development the impact can be reduced</p>								
		<p>No the site is not prominent in any</p>								

		significant views towards a settlement									
	Will the proposed development impact on the form and character of a settlement?	Yes significant impact that could not be mitigated through careful design		The proposed development has potential to impact but this could be mitigated through careful design and layout							
		The proposed development has potential to impact but this could be mitigated through careful design and layout									
		No development of the site would not negatively impact on the form and character of a settlement and could form a natural extension or infill									
	Is the site located in any identified settlement gaps?	Yes the site is within an identified settlement gap and development of this site would significantly affect its purpose		No the proposed site is not located within an identified settlement gap.							
		The proposed development is partly within and could be designed in a way to enhance the purpose of the settlement gap									
		No the proposed site is not located within an identified settlement gap or its development would enhance the purpose of the settlement gap.									
9) To improve health and wellbeing by ensuring all groups of the population have access to adequate leisure facilities, recreational activities and health services.	Does the proposed site have good access to recreational and health facilities?	Doctors	Further than 15 minute walk (1251m+)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			Between 5 and 15 minute walk (416m and 1250m)								
			5 minute walk or less (415m or less)								
			Leisure Centre	Further than 15	N/A						

	the local population											
16) To maintain and enhance provision of infrastructure including local services and community facilities to ensure needs can be met locally.	Does the site have good connectivity to facilities and services?	Town Centre	Further than 20 minute walk (1661m +)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
			Between 10 and 20 minute walk (831m and 1659m)									
			10 minute walk or less (830m or less)									
		Primary School	Further than 15 minute walk (1251m+)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			Between 5 and 15 minute walk (416m and 1250m)									
			5 minute walk or less (415m or less)									
		Secondary School	Further than 20 minute walk (1661m+)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			Between 10 and 20 minute walk (831m)									

17) To encourage vibrant communities that participate in decision making	Is the proposed site in close proximity to the existing settlement with connectivity to existing housing?	<p>No the site is over 1200m from the nearest housing with limited scope to provide direct connectivity</p> <p>The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity</p> <p>The site is less than 400m from the nearest housing area with direct links available</p>	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
18) To protect and enhance water resources, water quality and water availability	Is the site within a Groundwater Source Protection Zone 1, 2 or 3?	<p>Yes, Zone 1 and employment allocation</p> <p>Yes, Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment.</p> <p>No not within a Groundwater Protection Zone</p>	No not within a Groundwater Protection Zone	<p>↑↑</p> <p>Development of this site will not affect water quality or availability.</p>	U	LT	P	I	R	SB
	Will development of the proposed site affect any sensitive water receptors?	<p>Yes and impact unable to be mitigated</p> <p>Yes impact can be mitigated</p> <p>No the development will not affect any sensitive water receptors</p>	No the development will not affect any sensitive water receptors							
19) To reduce the risk of flooding from all sources, both now and in the future	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	<p>Yes, extremely significant</p> <p>A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding</p> <p>Site does not fall within a flood zone and has minimal or no risk of surface water flooding</p>	Parts of site at high risk of surface water flooding and an area located within floodzone 2.	<p>+/-</p> <p>Development of this site is unlikely to increase the risk of flooding as whilst there is an area of floodzone 2 and areas at high risk of surface water flooding this can likely be mitigated and avoided through development.</p>	L	ST	T	I	R	SB
	Will development of the proposed	Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.	Yes, all new development could be considered to							

	site increase the risk of flooding?	Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.	lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.						
		No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.							
	Can any increase in risk of flooding be mitigated?	No	Yes						
		Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.							
		Yes							
		Not applicable green above							

Summary of Sustainability Appraisal:

The site forms part of the Catterick Airfield now used as Marne Barracks and located on southern edge of Catterick Village built extent. The site is generally well related to the military estate. Performs well against objectives 3 and 18. Mitigation will be required in relation to objectives 1,5, 7, 8, 10 and 19 in relation to biodiversity, green infrastructure, surface water flooding and impact on the landscape and historic environment.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
388	Land to North of Colburn Business Park	Colburn	0.72	Employment						
Context: This is a grassed area that was previously develop forming main road frontage to the Business Park. A6136 to the north and housing and fire station to the west. The business park is located to the South and East.										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones. No harm likely	+/- The development of this site does not impact on any nationally or locally designated sites and is also unlikely to impact upon priority habitat or protected species and woodland/trees providing they are retained.	L	LT	T	D	R	LA
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact								
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	No							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	Yes potentially but harm can be mitigated							
		Yes potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site fragment habitats?	Yes and harm cannot be mitigated	No or opportunities to enhance							
		Yes potentially but harm can be mitigated								
		No or opportunities to enhance								
Would development of	Yes and harm cannot be mitigated									

	the site impact upon Ancient Woodland, Veteran Trees or Tree subject to a preservation order (TPO)?	Yes potentially but harm can be mitigated	Yes potentially but harm can be mitigated							
	Is the development within, or does it impact on, a mineral safeguarding area?	No	Yes but impact can likely be mitigated							
		Yes and impact cannot be mitigated	Yes but impact can likely be mitigated							
		Yes but impact can likely be mitigated								
		No								
2) The prudent and efficient use of natural resources by minimising waste and re-using and recycling natural resources and materials locally	Not applicable at site level insufficient information available. This will be addressed at the application stage through the Local Plan Sustainable Development Chapter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3) To ensure a sustainable transport network which encourages the use of public transport, cycling and walking which minimises traffic congestion and improves air quality	Does the site link to footpath and cycle routes?	No or poor links with no prospect of improving connectivity or creating new routes/paths	Yes, the site is already well connected with paths to the north linking to the wider network meaning very little further off site works will be required to connect to the existing network.	↑	L	LT	R	D	R	LA
		No, but potential for new links to both footpaths and cycle paths and PROW								
		Yes, already well connected or very little off site works required to connect to the existing network.								
	Does the site have good connectivity to public transport	No over 1200m	Between 401 and 1200m							
		Between 401 and 1200m								

	(proximity to bus stop)?	Yes less than 400m								
4) To make the most efficient use of land through optimising opportunities for the re-use of existing buildings and brownfield land.	Does the development re-use previously developed land?	No 0-25% of site is previously developed	Yes 76-100% is previously developed	↑ Site is previously developed. Development of this site is likely to be able to make efficient use of land and any contamination or ground condition issues likely to be mitigatable.	L	LT	P	D	R	SB
		Yes 26-75% is previously developed								
		Yes 76-100% is previously developed								
	Could the development make efficient use of land	No development at 0-20 dwellings per hectare	Yes development likely to be at appropriate employment density							
		Development at 21-29 dwellings per hectare								
		Yes development likely to be at 30+ dwellings per hectare/ adequate employment density								
	Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development	Yes but contamination or ground conditions can be mitigated through development							
		Yes but contamination or ground conditions can be mitigated through development								
		No contamination or ground issues known								
	Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land	No previously developed or non-agricultural							
		Yes loss of 3b, 4 and 5 grade agricultural land								
		No previously developed or non-agricultural								
5) To provide a good quality built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable design and construction, incorporating energy and water	Will development of the proposed site impact upon existing green infrastructure corridors?	Yes it will result in significant impact/loss of green infrastructure corridor	No impact on existing green infrastructure corridor or potential significant enhancement of them.	↑ The potential development will not impact upon the green infrastructure corridor to the south. Furthermore, the development of this site is compatible with other surrounding land uses (depending to a degree on overall	L	LT	R	D	R	LA
		Possible impact which can be mitigated through re-provision								
		No impact on existing green infrastructure corridor or potential significant enhancement of them.								
	Is the proposed site well	No and limited opportunities to create link	Yes the site is well related and							

7) To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions	Is the proposed site in a location where the new development can likely be resilient to climate change?	No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable	Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change	↑ Site is in a location where the proposed development can be developed resilient to climate change.	L	LT	P	D	R	SB
8) To maintain and enhance the quality and character of the landscape and protect the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas and other protected areas.	Will the proposed development impact upon the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas	Yes the proposed development will impact upon the special qualities and setting of these protected landscapes	No impact on the setting and special qualities of these protected landscapes	↑↑ The development of this site will not impact upon the setting of any protected landscapes and will not impact on the setting or character of Catterick Garrison forming an infill the built extent. It is not located in a settlement gap.	U	LT	P	D	I	LA
	Is the site prominent in any significant views towards a settlement?	Yes the proposed development of this site will have a negative impact on significant views which cannot be mitigated								

		Leisure Centre	Further than 15 minute walk (1251m+)	Between 10 and 15 minute walk (831m and 1250m)	Green							
			Between 10 and 15 minute walk (831m and 1250m)									
			10 minute walk or less (830m or less)									
		Children's Play Area	Further than 10 minute walk (831m+)	5 minute walk or less (415m or less)								
			Between 5 and 10 minute walk (416m and 830m)									
			5 minute walk or less (415m or less)									
		Informal Recreation/ Natural Green Space	Further than 15 minute walk (1251m+)	10 minute walk or less (approx. 400m)								
			Between 10 and 15 minute walk (831m and 1250m)									
			10 minute walk or less (830m or less)									
		Formal Outdoor Recreation (Playing Pitches)	Further than 15 minute walk (1251m+)	Between 10 and 15 minute walk (831m and 1250m)								

		Between 10 and 15 minute walk (831m and 1250m)								
		10 minute walk or less (830m or less)								
	Is the development in an area where the health and wellbeing of future or existing residents is likely to be affected by noise or air pollution or odours?	Yes near to an air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that cannot be mitigated	There may be some noise/odour polluting activity from the proposed land uses that will impact upon the health and wellbeing of existing residents but this can be mitigated							
		Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that can be mitigated								
		No development is not near to any uses likely to affect health and wellbeing of future or existing residents.								
10) To conserve and enhance the historic environment, heritage assets and their setting and improve understanding and enjoyment of local cultural heritage.	Would development affect the setting and/or significance of a Designated heritage Asset? (Listed Building, Scheduled Monument, Conservation Area, Historic Parkland etc)	Yes the impact could not be mitigated through careful design of the development	No impact on the setting and/or significance of a designated heritage asset.	↑↑	L	LT	P	D	I	LA
		Yes but there is scope to mitigate the impact through careful design and layout of the development		Development of this site will have no impact on designated heritage assets and the historic environment.						
		No impact on the setting and/or significance of a designated heritage asset. Development will enhance or better reveal elements which contribute to the significance of the heritage asset.								
	Would development affect the character and appearance of a	Yes the impact could not be mitigated through careful design of the development	No impact on the character and appearance of the Conservation Area.							
		Yes but there is scope to mitigate the impact								

	training opportunities for the local population										
16) To maintain and enhance provision of infrastructure including local services and community facilities to ensure needs can be met locally.	Does the site have good connectivity to facilities and services?	Town Centre	Further than 20 minute walk (1661m +) Between 10 and 20 minute walk (831m and 1659m) 10 minute walk or less (830m or less)	Further than 20 minute walk (1661m +)	+/- Site has mixed access to services and facilities although this is of lesser importance as an employment site.	L	LT	R	D	R	LA
		Primary School	Further than 15 minute walk (1251m+) Between 5 and 15 minute walk (416m and 1250m) 5 minute walk or less (415m or less)	Between 5 and 15 minute walk							
		Secondary School	Further than 20 minute walk (1661m+) Between 10 and 20 minute walk (831m)	Further than 20 minute walk (1661m+)							

17) To encourage vibrant communities that participate in decision making	Is the proposed site in close proximity to the existing settlement with connectivity to existing housing?	<p>No the site is over 1200m from the nearest housing with limited scope to provide direct connectivity</p> <p>The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity</p> <p>The site is less than 400m from the nearest housing area with direct links available</p>	The site is less than 400m from the nearest housing area with direct links available	<p>↑↑</p> <p>The site is close to the nearest housing area and has scope to provide direct connectivity.</p>	L	LT	P	D	I	LA
18) To protect and enhance water resources, water quality and water availability	Is the site within a Groundwater Source Protection Zone 1, 2 or 3?	<p>Yes, Zone 1 and employment allocation</p> <p>Yes, Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment.</p> <p>No not within a Groundwater Protection Zone</p>	No not within a Groundwater Protection Zone	<p>↑↑</p> <p>Development of this site will not affect water quality or availability.</p>	U	LT	P	I	R	SB
	Will development of the proposed site affect any sensitive water receptors?	<p>Yes and impact unable to be mitigated</p> <p>Yes impact can be mitigated</p> <p>No the development will not affect any sensitive water receptors</p>	No the development will not affect any sensitive water receptors							
19) To reduce the risk of flooding from all sources, both now and in the future	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	<p>Yes, extremely significant</p> <p>A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding</p> <p>Site does not fall within a flood zone and has minimal or no risk of surface water flooding</p>	Site does not fall within a flood zone and has minimal or no risk of surface water flooding	<p>↑</p> <p>Site does not fall within a flood zone and has minimal or no risk of surface water flooding.</p>	L	LT	T	I	R	SB
	Will development of the proposed	Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.	No, site is within flood zone 1 or there is no history of							

	site increase the risk of flooding?	Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.	surface water flooding on or near the site.						
		No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.							
	Can any increase in risk of flooding be mitigated?	No	Not applicable green above						
		Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.							
		Yes							
		Not applicable green above							

Summary of Sustainability Appraisal:

This is a previously developed site located within Colburn Business Park within the urban extent of Catterick Garrison (Colburn) and would form a logical extension to the Business Park. The site is generally well related to facilities and services. Performs well against objectives 8, 10,13,14,17 and 18.

Site ID	Site Name	Parish	Site Size (ha)	Site Type						
387	Land to Centre of Colburn Business Park	Colburn	1.07	Employment						
Context: This is a grassed area that was previously developed. Remainder of Business Park surrounding.										
SA Objective	Prompt Question	Prompt further info	Prompt Commentary	Objective Score	Likelihood	Timescale	Frequency	Type	Reversibility	Spatial Extent
1) To protect and enhance biodiversity (achieving a net gain), geo-diversity and the wider natural environment including ancient woodland, priority and protected species	Would development of the site impact upon nationally and internationally protected sites (SAC, SPA, SSSI) in close proximity to the site? (500m)	Yes, wholly or partly within a SAC, SPA, SSSI and harm cannot be mitigated	No outside of a SPA, SAC, SSSI and buffer zones. No harm likely	↑ The development of this site does not impact on any nationally or locally designated sites and is also unlikely to impact upon priority habitat or protected species and woodland/trees.	L	LT	T	D	R	LA
		Yes, adjacent to or partly within SAC SPA or SSSI buffer but scope to mitigate impact								
		No outside of a SPA, SAC, SSSI and buffer zones. No harm likely								
	Would development of the site impact upon locally designated sites (SINC, LNR, LWS) in close proximity to the site? (500m)	Yes and harm cannot be mitigated	No							
		Yes potentially but harm can be mitigated								
		No								
	Would development of the site impact upon any priority habitat or protected species?	Yes and harm cannot be mitigated	No or opportunities to improve habitat							
		Yes potentially but harm can be mitigated								
		No or opportunities to improve habitat								
	Would development of the site fragment habitats?	Yes and harm cannot be mitigated	No or opportunities to enhance							
		Yes potentially but harm can be mitigated								
		No or opportunities to enhance								
Would development of	Yes and harm cannot be mitigated	No								

	the site impact upon Ancient Woodland, Veteran Trees or Tree subject to a preservation order (TPO)?	Yes potentially but harm can be mitigated								
	Is the development within, or does it impact on, a mineral safeguarding area?	No								
		Yes and impact cannot be mitigated	Yes but impact can likely be mitigated							
		Yes but impact can likely be mitigated								
		No								
2) The prudent and efficient use of natural resources by minimising waste and re-using and recycling natural resources and materials locally	Not applicable at site level insufficient information available. This will be addressed at the application stage through the Local Plan Sustainable Development Chapter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3) To ensure a sustainable transport network which encourages the use of public transport, cycling and walking which minimises traffic congestion and improves air quality	Does the site link to footpath and cycle routes?	No or poor links with no prospect of improving connectivity or creating new routes/paths	Yes, the site is already well connected with paths to the north linking to the wider network meaning very little further off site works will be required to connect to the existing network.	↑	L	LT	R	D	R	LA
		No, but potential for new links to both footpaths and cycle paths and PROW								
		Yes, already well connected or very little off site works required to connect to the existing network.								
	Does the site have good connectivity to public transport	No over 1200m	Between 401 and 1200m							
		Between 401 and 1200m								

	(proximity to bus stop)?	Yes less than 400m								
4) To make the most efficient use of land through optimising opportunities for the re-use of existing buildings and brownfield land.	Does the development re-use previously developed land?	No 0-25% of site is previously developed	Yes 76-100% is previously developed	↑ Site is previously developed. Development of this site is likely to be able to make efficient use of land and any contamination or ground condition issues likely to be mitigatable.	L	LT	P	D	R	SB
		Yes 26-75% is previously developed								
		Yes 76-100% is previously developed								
	Could the development make efficient use of land	No development at 0-20 dwellings per hectare	Yes development likely to be at appropriate employment density							
		Development at 21-29 dwellings per hectare								
		Yes development likely to be at 30+ dwellings per hectare/ adequate employment density								
	Is the site potentially subject to ground condition or contamination issues?	Yes contamination or ground conditions unlikely to be mitigated through development	Yes but contamination or ground conditions can be mitigated through development							
		Yes but contamination or ground conditions can be mitigated through development								
		No contamination or ground issues known								
	Would development of the site result in the loss of best and most versatile agricultural land?	Yes loss of grades 1,2 and 3a land	No previously developed or non-agricultural							
		Yes loss of 3b, 4 and 5 grade agricultural land								
		No previously developed or non-agricultural								
5) To provide a good quality built environment, including green spaces and green infrastructure corridors and ensure higher standards of sustainable design and construction, incorporating energy and water	Will development of the proposed site impact upon existing green infrastructure corridors?	Yes it will result in significant impact/loss of green infrastructure corridor	No impact on existing green infrastructure corridor or potential significant enhancement of them.	↑ The potential development will not impact upon the green infrastructure corridor to the south. Furthermore, the development of this site is compatible with other surrounding land uses (depending to a degree on overall	L	LT	R	D	R	LA
		Possible impact which can be mitigated through re-provision								
		No impact on existing green infrastructure corridor or potential significant enhancement of them.								
	Is the proposed site well	No and limited opportunities to create link	Yes the site is well related and							

7) To ensure all development is resilient to climate change and contributes towards radical reductions in greenhouse gas emissions	Is the proposed site in a location where the new development can likely be resilient to climate change?	No the site is at significant risk of flooding (floodzone 3) or located in a way that overheating will be unavoidable	Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change	↑ Site is in a location where the proposed development can be developed resilient to climate change.	L	LT	P	D	R	SB
8) To maintain and enhance the quality and character of the landscape and protect the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas and other protected areas.	Will the proposed development impact upon the special qualities and setting of the AONB, National Park, Tranquil and Dark Sky Areas	Yes the proposed development will impact upon the special qualities and setting of these protected landscapes	No impact on the setting and special qualities of these protected landscapes	↑↑ The development of this site will not impact upon the setting of any protected landscapes and will not impact on the setting or character of Catterick Garrison forming an infill the built extent. It is not located in a settlement gap.	U	LT	P	D	I	LA
Is the site prominent in any significant views towards a settlement?	Yes the proposed development of this site will have a negative impact on significant views which cannot be mitigated	No the site is not prominent in any significant views towards a settlement								
	Possibly, certain issues exist partly in (floodzone 2/3, partial risk of surface water flooding, largely south facing) but likely to be migrated through development	Yes the proposed site is in a location where the proposed development can be developed to be resilient to climate change								
	Yes, but through careful and sensitive design and layout of the proposed development the impact can be reduced	No the site is not prominent in any								

		significant views towards a settlement									
	Will the proposed development impact on the form and character of a settlement?	Yes significant impact that could not be mitigated through careful design		No development of the site would not negatively impact on the form and character of Catterick Garrison and development could form natural infill.							
		The proposed development has potential to impact but this could be mitigated through careful design and layout									
		No development of the site would not negatively impact on the form and character of a settlement and could form a natural extension or infill									
	Is the site located in any identified settlement gaps?	Yes the site is within an identified settlement gap and development of this site would significantly affect its purpose		No the proposed site is not located within an identified settlement gap.							
		The proposed development is partly within and could be designed in a way to enhance the purpose of the settlement gap									
		No the proposed site is not located within an identified settlement gap or its development would enhance the purpose of the settlement gap.									
9) To improve health and wellbeing by ensuring all groups of the population have access to adequate leisure facilities, recreational activities and health services.	Does the proposed site have good access to recreational and health facilities?	Doctors	Further than 15 minute walk (1251m+)	Between 5 and 15 minute walk (416m and 1250m)	↑ Site has close access to a range of facilities and services which would enable people to maintain health and wellbeing. Any polluting activity is likely to be mitigated.	L	ST	R	I	R	LA
			Between 5 and 15 minute walk (416m and 1250m)								
			5 minute walk or less (415m or less)								
		Leisure Centre	Further than 15	Between 10 and 15 minute walk							

			walk (831m and 1250m) 10 minute walk or less (830m or less)							
	Is the development in an area where the health and wellbeing of future or existing residents is likely to be affected by noise or air pollution or odours?	Yes near to an air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that cannot be mitigated	There may be some noise/odour polluting activity from the proposed land uses that will impact upon the health and wellbeing of existing residents but this can be mitigated							
		Some air, noise or odour polluting activity that will impact upon the health and wellbeing of future or existing residents that can be mitigated								
		No development is not near to any uses likely to affect health and wellbeing of future or existing residents.								
10) To conserve and enhance the historic environment, heritage assets and their setting and improve understanding and enjoyment of local cultural heritage.	Would development affect the setting and/or significance of a Designated heritage Asset? (Listed Building, Scheduled Monument, Conservation Area, Historic Parkland etc)	Yes the impact could not be mitigated through careful design of the development	No impact on the setting and/or significance of a designated heritage asset.	↑↑	L	LT	P	D	I	LA
		Yes but there is scope to mitigate the impact through careful design and layout of the development		Development of this site will have no impact on designated heritage assets and the historic environment.						
		No impact on the setting and/or significance of a designated heritage asset. Development will enhance or better reveal elements which contribute to the significance of the heritage asset.								
	Would development affect the character and appearance of a Conservation Area?	Yes the impact could not be mitigated through careful design of the development	No impact on the character and appearance of the Conservation Area.							
		Yes but there is scope to mitigate the impact through careful design and layout of the development								
		No impact on the character and appearance								

16) To maintain and enhance provision of infrastructure including local services and community facilities to ensure needs can be met locally.	Does the site have good connectivity to facilities and services?	Town Centre	Further than 20 minute walk (1661m +)	Further than 20 minute walk (1661m +)	+/- Site has mixed access to services and facilities although this is of lesser importance as an employment site.	L	LT	R	D	R	LA
			Between 10 and 20 minute walk (831m and 1659m)								
			10 minute walk or less (830m or less)								
		Primary School	Further than 15 minute walk (1251m+)	Between 5 and 15 minute walk							
			Between 5 and 15 minute walk (416m and 1250m)								
			5 minute walk or less (415m or less)								
		Secondary School	Further than 20 minute walk (1661m+)	Further than 20 minute walk (1661m+)							
			Between 10 and 20 minute walk (831m and 1660m)								
			10 minute walk or less (830m or less)								
		Village Hall	Further than 15 minute walk (1251m+)	10 minute walk or less (830m or less)							

			Between 10 and 15 minute walk (831m and 1250m)									
			10 minute walk or less (830m or less)									
		Employment Areas	Further than 20 minute walk (1660m+)	Less than 10 minute walk (approx. 220m) (Town Centre)								
			Between 10 and 20 minute walk (831m and 1659m)									
			Less than 10 minute walk (829m or less)									
		Convenience Store	Further than 10 minute walk (831m+)	Between 5 and 10 minute walk (416m and 830m)								
			Between 5 and 10 minute walk (416m and 830m)									
			5 minute walk or less (415m or less)									
17) To encourage vibrant communities that participate in decision making	Is the proposed site in close proximity to the existing settlement with connectivity to existing housing?	No the site is over 1200m from the nearest housing with limited scope to provide direct connectivity	The site is between 401 and 1200 m from the nearest housing area and has scope to provide direct connectivity	The site is less than 400m from the nearest housing area with direct links available	↑↑	The site is close to the nearest housing area and has scope to provide direct connectivity.	L	LT	P	D	I	LA

		The site is less than 400m from the nearest housing area with direct links available								
18) To protect and enhance water resources, water quality and water availability	Is the site within a Groundwater Source Protection Zone 1, 2 or 3?	Yes, Zone 1 and employment allocation	No not within a Groundwater Protection Zone	↑↑ Development of this site will not affect water quality or availability.	U	LT	P	I	R	SB
		Yes, Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment.								
		No not within a Groundwater Protection Zone								
	Will development of the proposed site affect any sensitive water receptors?	Yes and impact unable to be mitigated	No the development will not affect any sensitive water receptors							
		Yes impact can be mitigated								
		No the development will not affect any sensitive water receptors								
19) To reduce the risk of flooding from all sources, both now and in the future	Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Yes, extremely significant	Site does not fall within a flood zone and has minimal or no risk of surface water flooding	↑ Site does not fall within a flood zone and has minimal or no risk of surface water flooding.	L	LT	T	I	R	SB
		A significant part of the site at risk from surface water flooding (significant is 10% or more of site with 1in30 or 1in100 year event or 20% within 1in1000 year event) or where site is over 1Ha and any part of the site is within an area of surface water flooding								
		Site does not fall within a flood zone and has minimal or no risk of surface water flooding								
	Will development of the proposed site increase the risk of flooding?	Yes, whole or part of site is within flood zone 3 or there is a history of surface water flooding.	No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.							
		Yes, all new development could be considered to lead to an increase in the risk of flooding due to materials used but situation could be managed through mitigation.								

		No, site is within flood zone 1 or there is no history of surface water flooding on or near the site.								
Can any increase in risk of flooding be mitigated?	No	Potential to mitigate will be dependent on scale and type of development, the physical terrain and site location, a flood risk assessment would be required.	Not applicable green above							
	Yes									
	Not applicable green above									

Summary of Sustainability Appraisal:

This is a previously developed site located within Colburn Business Park within the urban extent of Catterick Garrison (Colburn) and would form a logical extension to the Business Park. The site is generally well related to facilities and services. Performs well against objectives 8, 10,13,14,17 and 18.

Appendix 7 – Stage 3 Site Assessment Summary

Site ID	Site name	Site Location	Parish	Ward	Type of Allocation	Flood Risk Sequential Test (see other documents)	Heritage Impact Assessment	Landscape Character Assessment	Retail and Leisure Study	Open Spaces Study	Playing Pitches and Built Facilities Studies **	Village Halls and Community Spaces Study	Local Green Space Designation	Employment Land Review	SINC Review	Sites to move to Stage 4	Reason for not
26	Land E of Cookson Way, Colburn	Catterick Garrison	Brough with St Giles	Catterick & Brompton on Swale	Housing	Site has low risk of flooding	No impact on heritage assets	Impact on landscape character and sensitivity is generally medium and can be mitigated	No impact on recommendations of Retail & Leisure Study	No impact on existing open space facilities	No impact on identified playing pitches	No impact or loss of existing village halls or community spaces	Site is not proposed as a Local Green Space	N / A	Site is not within or will not impact upon a SINC	Yes	
121	Gough Road	Catterick Garrison	Hipswell	Hipswell	Housing	Site has small area of floodzone 3a and 1 in 30yr surface water flood risk avoided by design	No impact on heritage assets	Site is within main urban extent	No impact on recommendations of Retail & Leisure Study	No impact on existing open space facilities	No impact on identified playing pitches	No impact or loss of existing village halls or community spaces	Site is not proposed as a Local Green Space	N / A	Site is not within or will not impact upon a SINC	Yes	
157	Colburn Park phase 2	Catterick Garrison	Colburn	Colburn	Housing	Site has small areas of floodzone 2, 3a and 1 in 30yr surface water flood risk avoided by design	No impact on heritage assets	Impact on landscape character and sensitivity is generally low and can be mitigated	No impact on recommendations of Retail & Leisure Study	No impact on existing open space facilities	No impact on identified playing pitches	No impact or loss of existing village halls or community spaces	Site is not proposed as a Local Green Space	N / A	Site is not within or will not impact upon a SINC	Yes	
217	Land E of Byng Rd	Catterick Garrison	Colburn	Hipswell	Housing	Over half of site within floodzone 3a	No impact on heritage assets	This site is located within proposed settlement gap	No impact on recommendations of Retail & Leisure Study	Site would result in loss of green corridor	No impact on identified playing pitches	No impact or loss of existing village halls or community spaces	Site is not proposed as a Local Green Space	N / A	Site is not within or will not impact upon a SINC	No	Site in floodzone 3a, within proposed settlement gap and would result in loss of green corridor
401	Colburndale III	Catterick Garrison	Colburn	Colburn	Housing	Site has low risk of flooding	No impact on heritage assets	Site is within main urban extent	No impact on recommendations of Retail & Leisure Study	No impact on existing open space facilities	No impact on identified playing pitches	No impact or loss of existing village halls or community spaces	Site is not proposed as a Local Green Space	N / A	Site is not within or will not impact upon a SINC	Yes	
13	Glencroft, Hipswell	Catterick Garrison	Hipswell	Hipswell	Housing	Site has low risk of flooding	No impact on heritage assets	Site is within main urban extent	No impact on recommendations of Retail & Leisure Study	No impact on existing open space facilities	No impact on identified playing pitches	No impact or loss of existing village halls or community spaces	Site is not proposed as a Local Green Space	N / A	Site is not within or will not impact upon a SINC	Yes	
122	Coronation Park	Catterick Garrison	Scotton	Scotton	Housing	Site has low risk of flooding	No impact on heritage assets	Site is within main urban extent	No impact on recommendations of Retail & Leisure Study	Site would impact on green corridor but likely to be mitigatable	No impact on identified playing pitches	No impact or loss of existing village halls or community spaces	Site is not proposed as a Local Green Space	N / A	Site is not within or will not impact upon a SINC	Yes	
420	Land E Walkerville	Catterick Garrison	Brough with St Giles	Catterick & Brompton on Swale	Housing	Site has low risk of flooding	No impact on heritage assets	Impact on landscape character and sensitivity is generally medium and can be mitigated	No impact on recommendations of Retail & Leisure Study	No impact on existing open space facilities	No impact on identified playing pitches	No impact or loss of existing village halls or community spaces	Site is not proposed as a Local Green Space	N / A	Site is not within or will not impact upon a SINC	Yes	

Site ID	Site name	Site Location	Parish	Ward	Type of Allocation	Flood Risk Sequential Test (see other documents)	Heritage Impact Assessment	Landscape Character Assessment	Retail and Leisure Study	Open Spaces Study	Playing Pitches and Built Facilities Studies **	Village Halls and Community Spaces Study	Local Green Space Designation	Employment Land Review	SINC Review	Sites to move to Stage 4	Reason for not
128	Land E Walkerville	Catterick Garrison	Brough with St Giles	Catterick & Brompton on Swale	Housing	Site has significant risk of surface water flooding cannot be avoided	No impact on heritage assets	Impact on landscape character and sensitivity is generally medium and can be mitigated	No impact on recommendations of Retail & Leisure Study	No impact on existing open space facilities	No impact on identified playing pitches	No impact or loss of existing village halls or community spaces	Site is not proposed as a Local Green Space	N / A	Site is not within or will not impact upon a SINC	No	Site at significant risk of surface water flooding
185	Land adj Lidl	Catterick Garrison	Brough with St Giles	Catterick & Brompton on Swale	Housing	Site has low risk of flooding	No impact on heritage assets	Site is within main urban extent	No impact on recommendations of Retail & Leisure Study	No impact on existing open space facilities	No impact on identified playing pitches	No impact or loss of existing village halls or community spaces	Site is not proposed as a Local Green Space	N / A	Site is not within or will not impact upon a SINC	Yes	
357	Land off Downholme Road	Catterick Garrison	Hipswell	Hipswell	Housing	Site has low risk of flooding	No impact on heritage assets	Site is within main urban extent	No impact on recommendations of Retail & Leisure Study	Site would impact on green corridor but likely to be mitigatable	No impact on identified playing pitches	No impact or loss of existing village halls or community spaces	Site is not proposed as a Local Green Space	N / A	Site is not within or will not impact upon a SINC	Yes	
359	Land North of Haigh Road	Catterick Garrison	Hipswell	Hipswell	Housing	Site has low risk of flooding	No impact on heritage assets	Impact on landscape character and sensitivity is generally medium to high and would require significant mitigation	No impact on recommendations of Retail & Leisure Study	Site would impact on woodland but likely to be mitigatable	No impact on identified playing pitches	No impact or loss of existing village halls or community spaces	Site is not proposed as a Local Green Space	N / A	Site adjoins a SINC woodland and will require buffer to mitigate / minimise impact	Yes	
364	Former Civil Service Club	Catterick Garrison	Hipswell	Hipswell	Housing	Site has low risk of flooding	No impact on heritage assets	Site is within main urban extent	No impact on recommendations of Retail & Leisure Study	No impact on existing open space facilities	No impact on identified playing pitches	Potential impact on loss of Travaux Club potential to re-provide as part of areas wider redevelopment	Site is not proposed as a Local Green Space	N / A	Site is not within or will not impact upon a SINC	Yes	
370	Former Recreation Land, Shute Rd	Catterick Garrison	Hipswell	Hipswell	Mixed Use	Site has small area of floodzone 3a and 1 in 30yr surface water flood risk avoided by design	No impact on heritage assets	Site is within main urban extent	Site is identified as Town Centre redevelopment area	Site would impact on Coronation Park but impact can likely be mitigated	No impact on identified playing pitches	No impact or loss of existing village halls or community spaces	Site is not proposed as a Local Green Space	Site is in an appropriate location for town centre redevelopment	Site is not within or will not impact upon a SINC	Yes	
372	Former careers Offices	Catterick Garrison	Scotton	Scotton	Housing	Site has low risk of flooding	No impact on heritage assets	Site is within main urban extent	No impact on recommendations of Retail & Leisure Study	Site would result in the loss of an informal recreation area	Potential part loss of area formally used as playing pitch	No impact or loss of existing village halls or community spaces	Site is not proposed as a Local Green Space	N / A	Site is not within or will not impact upon a SINC	Yes	
373	Former Dental Care	Catterick Garrison	Scotton	Scotton	Housing	Site has low risk of flooding	No impact on heritage assets	Site is within main urban extent	No impact on recommendations of Retail & Leisure Study	No impact on existing open space facilities	No impact on identified playing pitches	No impact or loss of existing village halls or community spaces	Site is not proposed as a Local Green Space	N / A	Site is not within or will not impact upon a SINC	Yes	

Site ID	Site name	Site Location	Parish	Ward	Type of Allocation	Flood Risk Sequential Test (see other documents)	Heritage Impact Assessment	Landscape Character Assessment	Retail and Leisure Study	Open Spaces Study	Playing Pitches and Built Facilities Studies **	Village Halls and Community Spaces Study	Local Green Space Designation	Employment Land Review	SINC Review	Sites to move to Stage 4	Reason for not
375	West Scotton Road	Catterick Garrison	Scotton	Scotton	Housing	Site has low risk of flooding	Impact on Scotton Hall and Parkland can be mitigated	Impact on landscape character and sensitivity is generally medium to high and would require significant mitigation	No impact on recommendations of Retail & Leisure Study	No impact on existing open space facilities	No impact on identified playing pitches	No impact or loss of existing village halls or community spaces	Site is not proposed as a Local Green Space	N / A	Site is not within or will not impact upon a SINC	Yes	
379	Land West of Harley Crescent	Catterick Garrison	Colburn	Scotton	Housing	Site has low risk of flooding	No impact on heritage assets	Site is within main urban extent	No impact on recommendations of Retail & Leisure Study	No impact on existing open space facilities	No impact on identified playing pitches	No impact or loss of existing village halls or community spaces	Site is not proposed as a Local Green Space	N / A	Site is not within or will not impact upon a SINC	Yes	
380	Welfare Unit Offices	Catterick Garrison	Colburn	Scotton	Housing	Site has low risk of flooding	No impact on heritage assets	Site is within main urban extent	No impact on recommendations of Retail & Leisure Study	No impact on existing open space facilities	No impact on identified playing pitches	No impact or loss of existing village halls or community spaces	Site is not proposed as a Local Green Space	N / A	Site is not within or will not impact upon a SINC	Yes	
384	Harley Hills	Catterick Garrison	Colburn	Scotton	Housing	Site has small area of floodzone 3a and 1 in 30yr surface water flood risk avoided by design	No impact on heritage assets	Impact on landscape character and sensitivity is generally low and can be mitigated	No impact on recommendations of Retail & Leisure Study	No impact on existing open space facilities	No impact on identified playing pitches	No impact or loss of existing village halls or community spaces	Site entrance is proposed as a Local Green Space	N / A	Site is not within or will not impact upon a SINC	Yes	
385	Land W Cleveland Road	Catterick Garrison	Colburn	Scotton	Housing	Site has low risk of flooding	No impact on heritage assets	Site is within main urban extent	No impact on recommendations of Retail & Leisure Study	Development of this site will result in the loss of an informal recreation area	No impact on identified playing pitches	No impact or loss of existing village halls or community spaces	Site is proposed as a Local Green Space	N / A	Site is not within or will not impact upon a SINC	No	Site is a proposed local green space and informal recreation area
27	Land N & E of Beckwood Est	Catterick Garrison	Colburn	Colburn	Housing	Site has low risk of flooding	No impact on heritage assets	Impact on landscape character and sensitivity is generally medium and can be mitigated	No impact on recommendations of Retail & Leisure Study	No impact on existing open space facilities	No impact on identified playing pitches	No impact or loss of existing village halls or community spaces	Site is not proposed as a Local Green Space	N / A	Site is not within or will not impact upon a SINC	Yes	
69	Land S Oak Tree Ave, Scotton	Catterick Garrison	Scotton	Scotton	Housing	Site has low risk of flooding	No impact on heritage assets	Impact on landscape character and sensitivity is generally medium to high and would require significant mitigation	No impact on recommendations of Retail & Leisure Study	No impact on existing open space facilities	No impact on identified playing pitches	No impact or loss of existing village halls or community spaces	Site is not proposed as a Local Green Space	N / A	Site is not within or will not impact upon a SINC	Yes	
82	Land W St Johns Road, Hipswell	Catterick Garrison	Hipswell	Hipswell	Housing	Site has small pockets of floodzone 2 and 1 in 30yr surface water	Impact on Hipswell Mill can be mitigated through layout and design	This site is located within proposed settlement gap	No impact on recommendations of Retail & Leisure Study	No impact on existing open space facilities	No impact on identified playing pitches	No impact or loss of existing village halls or community spaces	Site is not proposed as a Local Green Space	N / A	Site is not within or will not impact upon a SINC	No	Site is located in a proposed settlement gap

Site ID	Site name	Site Location	Parish	Ward	Type of Allocation	Flood Risk Sequential Test (see other documents)	Heritage Impact Assessment	Landscape Character Assessment	Retail and Leisure Study	Open Spaces Study	Playing Pitches and Built Facilities Studies **	Village Halls and Community Spaces Study	Local Green Space Designation	Employment Land Review	SINC Review	Sites to move to Stage 4	Reason for not
106	Colburn Grange	Catterick Garrison	Colburn	Colburn	Housing	Site has small area of floodzone 3a and 1 in 30yr surface water flood risk avoided by design	No impact on heritage assets	This site is located within proposed settlement gap	No impact on recommendations of Retail & Leisure Study	No impact on existing open space facilities	No impact on identified playing pitches	No impact or loss of existing village halls or community spaces	Site is not proposed as a Local Green Space	N / A	Site is not within or will not impact upon a SINC	No	Site is located in a proposed settlement gap
158	Former MOD Recreation Ground	Catterick Garrison	Colburn	Colburn	Housing	Site has low risk of flooding	No impact on heritage assets	This site is located within proposed settlement gap	No impact on recommendations of Retail & Leisure Study	No impact on existing open space facilities	No impact on identified playing pitches	No impact or loss of existing village halls or community spaces	Site is not proposed as a Local Green Space	N / A	Site is not within or will not impact upon a SINC	No	Site is located in a proposed settlement gap
204	Sour Beck	Catterick Garrison	Colburn / Brough with St Giles	Scotton / Brough with St Giles	Housing	Site has area of floodzone 3a and 1 in 30 yr surface water flood risk	No impact on heritage assets	Impact on landscape character and sensitivity is generally medium and can be mitigated	No impact on recommendations of Retail & Leisure Study	No impact on existing open space facilities	No impact on identified playing pitches	No impact or loss of existing village halls or community spaces	Site is not proposed as a Local Green Space	N / A	Site is not within or will not impact upon a SINC	Yes	
284	Land at Walkerville, Colburn	Catterick Garrison	Brough with St Giles	Catterick & Brompton on Swale	Economic	Site has low risk of flooding	No impact on heritage assets	Impact on landscape character and sensitivity is generally medium and can be mitigated	No impact on recommendations of Retail & Leisure Study	No impact on existing open space facilities	No impact on identified playing pitches	No impact or loss of existing village halls or community spaces	Site is not proposed as a Local Green Space	ELR questions the likely deliverability of this site due to its limited accessibility from the road network	Site is not within or will not impact upon a SINC	Yes	
298	Sour Beck (Site 2)	Catterick Garrison	Colburn / Brough with St Giles	Scotton / Brough with St Giles	Housing	Site has low risk of flooding	No impact on heritage assets	Impact on landscape character and sensitivity is generally medium and can be mitigated	No impact on recommendations of Retail & Leisure Study	No impact on existing open space facilities	No impact on identified playing pitches	No impact or loss of existing village halls or community spaces	Site is not proposed as a Local Green Space	N / A	Site is not within or will not impact upon a SINC	Yes	
299	Sour Beck (Site 3)	Catterick Garrison	Colburn	Scotton	Housing	Site has low risk of flooding	No impact on heritage assets	Impact on landscape character and sensitivity is generally medium and can be mitigated	No impact on recommendations of Retail & Leisure Study	No impact on existing open space facilities	No impact on identified playing pitches	No impact or loss of existing village halls or community spaces	Site is not proposed as a Local Green Space	N / A	Site is not within or will not impact upon a SINC	Yes	
361	Land Opp Haigh Road	Catterick Garrison	Hipswell	Hipswell	Housing	Site has low risk of flooding	No impact on heritage assets	Impact on landscape character and sensitivity is generally medium to high and would require significant mitigation	No impact on recommendations of Retail & Leisure Study	No impact on existing open space facilities	No impact on identified playing pitches	No impact or loss of existing village halls or community spaces	Site is not proposed as a Local Green Space	N / A	Site adjoins a SINC woodland and will require buffer to mitigate / minimise impact	Yes	

Site ID	Site name	Site Location	Parish	Ward	Type of Allocation	Flood Risk Sequential Test (see other documents)	Heritage Impact Assessment	Landscape Character Assessment	Retail and Leisure Study	Open Spaces Study	Playing Pitches and Built Facilities Studies **	Village Halls and Community Spaces Study	Local Green Space Designation	Employment Land Review	SINC Review	Sites to move to Stage 4	Reason for not
362	Land East of Richmond Road	Catterick Garrison	Hipswell	Hipswell	Housing	Site has low risk of flooding	No impact on heritage assets	Impact on landscape character and sensitivity is generally medium to high and would require significant mitigation	No impact on recommendations of Retail & Leisure Study	Development of this site will result in the loss of playing pitches	Development will result in the loss of playing pitches	No impact or loss of existing village halls or community spaces	Site is not proposed as a Local Green Space	N / A	Site adjoins a SINC woodland and will require buffer to mitigate / minimise impact	Yes	
363	Land South Jutland Road	Catterick Garrison	Hipswell	Hipswell	Housing	Site has low risk of flooding	No impact on heritage assets	Site is within main urban extent	No impact on recommendations of Retail & Leisure Study	No impact on existing open space facilities	No impact on identified playing pitches	No impact or loss of existing village halls or community spaces	Site is not proposed as a Local Green Space	N / A	Site is not within or will not impact upon a SINC	Yes	
371	Duchess of Kent Hospital	Catterick Garrison	Colburn	Colburn	Housing	Site has small area of floodzone 3a and 1 in 30yr surface water flood risk avoided by design	No impact on heritage assets	Site is within main urban extent	No impact on recommendations of Retail & Leisure Study	No impact on existing open space facilities	No impact on identified playing pitches	No impact or loss of existing village halls or community spaces	Site is not proposed as a Local Green Space	N / A	Site is not within or will not impact upon a SINC	Yes	
376	West Scotton Road	Catterick Garrison	Scotton	Scotton	Housing	Site has low risk of flooding	Impact on Scotton Hall and Parkland can be mitigated	Site is within main urban extent	No impact on recommendations of Retail & Leisure Study	No impact on existing open space facilities	No impact on identified playing pitches	No impact or loss of existing village halls or community spaces	Site is not proposed as a Local Green Space	N / A	Site is not within or will not impact upon a SINC	Yes	
378	Land North Le Cateau School	Catterick Garrison	Scotton	Scotton	Housing	Site has small area of floodzone 3a and 1 in 30yr surface water flood risk avoided by design	No impact on heritage assets	Site is within main urban extent	No impact on recommendations of Retail & Leisure Study	No impact on existing open space facilities	No impact on identified playing pitches	No impact or loss of existing village halls or community spaces	Site is not proposed as a Local Green Space	N / A	Site is not within or will not impact upon a SINC	Yes	
382	Land N loos Road	Catterick Garrison	Scotton	Scotton	Housing	Site has significant area within floodzone 3a which cannot be avoided	No impact on heritage assets	Site is within main urban extent	No impact on recommendations of Retail & Leisure Study	Development of this site would result in the loss of green corridor	No impact on identified playing pitches	No impact or loss of existing village halls or community spaces	Site is not proposed as a Local Green Space	N / A	Site is not within or will not impact upon a SINC	No	Site is located in floodzone 3a and would result in the loss of green corridor
383	Pinhill Mess	Catterick Garrison	Colburn	Colburn	Housing	Site has low risk of flooding	Impact on non-designated heritage asset can be mitigated and setting enhanced	Site is within main urban extent	No impact on recommendations of Retail & Leisure Study	No impact on existing open space facilities	No impact on identified playing pitches	No impact or loss of existing village halls or community spaces	Site is not proposed as a Local Green Space	N / A	Site is not within or will not impact upon a SINC	Yes	
386	Land NE Somme Barracks	Catterick Garrison	Colburn	Scotton	Housing	Site has low risk of flooding	No impact on heritage assets	Impact on landscape character and sensitivity is generally medium to high and would require significant mitigation	No impact on recommendations of Retail & Leisure Study	No impact on existing open space facilities	No impact on identified playing pitches	No impact or loss of existing village halls or community spaces	Site is not proposed as a Local Green Space	N / A	Site is not within or will not impact upon a SINC	Yes	

Site ID	Site name	Site Location	Parish	Ward	Type of Allocation	Flood Risk Sequential Test (see other documents)	Heritage Impact Assessment	Landscape Character Assessment	Retail and Leisure Study	Open Spaces Study	Playing Pitches and Built Facilities Studies **	Village Halls and Community Spaces Study	Local Green Space Designation	Employment Land Review	SINC Review	Sites to move to Stage 4	Reason for not
403	TMP (Home Rd/Catterick Rd)	Catterick Garrison	Colburn	Colburn	Housing	Site has low risk of flooding	Potential enhancement of setting of Pinhill Mess Building	Site is within main urban extent	No impact on recommendations of Retail & Leisure Study	No impact on existing open space facilities	No impact on identified playing pitches	No impact or loss of existing village halls or community spaces	Site is not proposed as a Local Green Space	N / A	Site is not within or will not impact upon a SINC	Yes	
404	Land S of Loos Rd	Catterick Garrison	Scotton	Scotton	Housing	Site has significant area within floodzone 3a which can be avoided	No impact on heritage assets	Impact on landscape character and sensitivity is generally medium and can be mitigated	No impact on recommendations of Retail & Leisure Study	Development of this site will likely impact on green corridor but this can be mitigated	No impact on identified playing pitches	No impact or loss of existing village halls or community spaces	Site is not proposed as a Local Green Space	N / A	Site is not within or will not impact upon a SINC	Yes	
105	Colburn Grange	Catterick Garrison	Colburn	Colburn	Housing	Site has low risk of flooding	No impact on heritage assets	This site is located within proposed settlement gap	No impact on recommendations of Retail & Leisure Study	No impact on existing open space facilities	No impact on identified playing pitches	No impact or loss of existing village halls or community spaces	Site is not proposed as a Local Green Space	N / A	Site is not within or will not impact upon a SINC	No	Site is located in proposed settlement gap
335	Bedale Rd, Scotton	Catterick Garrison	Tunstall	Scotton	Housing	Site has low risk of flooding	No impact on heritage assets	Impact on landscape character and sensitivity is generally medium and can be mitigated	No impact on recommendations of Retail & Leisure Study	No impact on existing open space facilities	No impact on identified playing pitches	No impact or loss of existing village halls or community spaces	Site is not proposed as a Local Green Space	N / A	Site is not within or will not impact upon a SINC	Yes	
339	Chartermark Way	Catterick Garrison	Colburn	Colburn	Economic	Site has low risk of flooding	No impact on heritage assets	Impact on landscape character and sensitivity is generally medium but can be mitigated	No impact on recommendations of Retail & Leisure Study	No impact on existing open space facilities	No impact on identified playing pitches	No impact or loss of existing village halls or community spaces	Site is not proposed as a Local Green Space	Site is identified as deliverable for employment uses	Site is not within or will not impact upon a SINC	Yes	
343	Land at James Lane	Catterick Garrison	Tunstall	Scotton	Housing	Site has low risk of flooding	No impact on heritage assets	Impact on landscape character and sensitivity is generally medium and can be mitigated	No impact on recommendations of Retail & Leisure Study	No impact on existing open space facilities	No impact on identified playing pitches	No impact or loss of existing village halls or community spaces	Site is not proposed as a Local Green Space	N / A	Site is not within or will not impact upon a SINC	Yes	
358	Land at Junction Haigh & Allenby Road	Catterick Garrison	Hipswell	Hipswell	Housing	Site has low risk of flooding	No impact on heritage assets	Impact on landscape character and sensitivity is generally medium to high and would require significant mitigation	No impact on recommendations of Retail & Leisure Study	Development of this site will result in the loss of green corridor/woodland	No impact on identified playing pitches	No impact or loss of existing village halls or community spaces	Site is not proposed as a Local Green Space	N / A	Site is not within or will not impact upon a SINC	No	Development of this site will result in the loss of green corridor/woodland

Site ID	Site name	Site Location	Parish	Ward	Type of Allocation	Flood Risk Sequential Test (see other documents)	Heritage Impact Assessment	Landscape Character Assessment	Retail and Leisure Study	Open Spaces Study	Playing Pitches and Built Facilities Studies **	Village Halls and Community Spaces Study	Local Green Space Designation	Employment Land Review	SINC Review	Sites to move to Stage 4	Reason for not
360	Land West of Richmond Road	Catterick Garrison	Hipswell	Hipswell	Housing	Site has low risk of flooding	No impact on heritage assets	Impact on landscape character and sensitivity is generally medium to high and would require significant mitigation	No impact on recommendations of Retail & Leisure Study	No impact on existing open space facilities	No impact on identified playing pitches	No impact or loss of existing village halls or community spaces	Site is not proposed as a Local Green Space	N / A	Site is directly adjacent to SINC woodland and appropriate buffer will not be able to be provided	No	
366	Munster Barracks	Catterick Garrison	Hipswell	Hipswell	Military	Site has low risk of flooding	Impact on listed buildings can be mitigated through design, layout, scale and massing	Impact on landscape character and sensitivity is generally medium but can be mitigated	No impact on recommendations of Retail & Leisure Study	No impact on existing open space facilities	No impact on identified playing pitches	No impact or loss of existing village halls or community spaces	Site is not proposed as a Local Green Space	N / A	Site is within buffer of SINC woodland but not directly adjoining and impact mitigatable	Yes	
368	Land West Sports & leisure centre	Catterick Garrison	Hipswell	Hipswell	Housing	Site has low risk of flooding	No impact on heritage assets	Site is within main urban extent	No impact on recommendations of Retail & Leisure Study	Development of this site will result in the loss of green corridor	No impact on identified playing pitches	No impact or loss of existing village halls or community spaces	Site is not proposed as a Local Green Space	N / A	Site is not within or will not impact upon a SINC	No	Development of this site will result in the loss of green corridor
377	Perone Lines	Catterick Garrison	Scotton	Scotton	Military	Site has low risk of flooding	Impact on non-designated heritage asset can be mitigated and setting enhanced	Site is within main urban extent	No impact on recommendations of Retail & Leisure Study	No impact on existing open space facilities	No impact on identified playing pitches	No impact or loss of existing village halls or community spaces	Site is not proposed as a Local Green Space	N / A	Site is not within or will not impact upon a SINC	Yes	
381	Ext Somme Barracks	Catterick Garrison	Scotton	Scotton	Military	Site has small area of floodzone 3a and 1 in 30yr surface water flood risk avoided by design	No impact on heritage assets	Site is within main urban extent	No impact on recommendations of Retail & Leisure Study	No impact on existing open space facilities	No impact on identified playing pitches	No impact or loss of existing village halls or community spaces	Site is not proposed as a Local Green Space	N / A	Site is not within or will not impact upon a SINC	Yes	
406	Extension to Marne Barracks	Catterick Village	Catterick	Catterick & Brompton on Swale	Military	Site has low risk of flooding	Impact on listed buildings can be mitigated through design, layout, scale and massing	Impact on landscape character and sensitivity is generally medium but can be mitigated	No impact on recommendations of Retail & Leisure Study	No impact on existing open space facilities	No impact on identified playing pitches	No impact or loss of existing village halls or community spaces	Site is not proposed as a Local Green Space	N / A	Site is not within or will not impact upon a SINC	Yes	
388	Land North of Colburn Business Park	Catterick Garrison	Colburn	Colburn	Economic	Site has low risk of flooding	No impact on heritage assets	Site is within main urban extent	No impact on recommendations of Retail & Leisure Study	No impact on existing open space facilities	No impact on identified playing pitches	No impact or loss of existing village halls or community spaces	Site is not proposed as a Local Green Space	Site is identified as deliverable for employment uses	Site is not within or will not impact upon a SINC	Yes	
387	Land to Centre Colburn Business Park	Catterick Garrison	Colburn	Colburn	Economic	Site has low risk of flooding	No impact on heritage assets	Site is within main urban extent	No impact on recommendations of Retail & Leisure Study	No impact on existing open space facilities	No impact on identified playing pitches	No impact or loss of existing village halls or community spaces	Site is not proposed as a Local Green Space	Site is identified as deliverable for employment uses	Site is not within or will not impact upon a SINC	Yes	

Appendix 8 – Stage 4 Site Assessment Summary

Site ID	Site name	Site Capacity	Site Location	Parish	Ward	Type of Allocation	H1 - Scale and Distribution of Housing	H2 - Allocations and Location of Housing	E1 - Scale and Distribution of Economic Growth	E2 - Allocations and Location of Economic Growth	Access to Sustainable Transport (SA Objective 3)	Access to Health and Wellbeing facilities (SA Objective 9)	Access to Local Services (SA Objective 16)	Proximity to Existing Housing (SA Objective 17)	Sites to move to Stage 5	Reason for not
26	Land E of Cookson Way, Colburn	107	Catterick Garrison	Brough with St Giles	Catterick & Brompton on Swale	Housing	This site is of an appropriate scale to contribute to the achievement of the requirement	This site is within or directly adjacent and well related to the built extent	N/A	N/A	↑	↑	↓	↑↑	Yes	
121	Gough Road	29	Catterick Garrison	Hipswell	Hipswell	Housing	This site is of an appropriate scale to contribute to the achievement of the requirement	This site is within or directly adjacent and well related to the built extent	N/A	N/A	↑↑	↑	↑	↑↑	Yes	
157	Colburn Park phase 2	201	Catterick Garrison	Colburn	Colburn	Housing	This site is of an appropriate scale to contribute to the achievement of the requirement	This site is within or directly adjacent and well related to the built extent	N/A	N/A	↑↑	↑	+/-	↑↑	Yes	
401	Colburndale III	12	Catterick Garrison	Colburn	Colburn	Housing	This site is of an appropriate scale to contribute to the achievement of the requirement	This site is within or directly adjacent and well related to the built extent	N/A	N/A	↑↑	↑	↑	↑↑	Yes	
13	Glencroft, Hipswell	17	Catterick Garrison	Hipswell	Hipswell	Housing	This site is of an appropriate scale to contribute to the achievement of the requirement	This site is within or directly adjacent and well related to the built extent	N/A	N/A	↑↑	↑↑	↑↑	↑↑	Yes	
122	Coronation Park	50	Catterick Garrison	Scotton	Scotton	Housing	This site is of an appropriate scale to contribute to the achievement of the requirement	This site is within or directly adjacent and well related to the built extent	N/A	N/A	+/-	↑	↑↑	↑↑	Yes	
420	Land E Walkerville (2)	117	Catterick Garrison	Brough with St Giles	Catterick & Brompton on Swale	Housing	This site is of an appropriate scale to contribute to the achievement of the requirement	This site is within or directly adjacent and well related to the built extent	N/A	N/A	↑	↑	+/-	↑↑	Yes	

Site ID	Site name	Site Capacity	Site Location	Parish	Ward	Type of Allocation	H1 - Scale and Distribution of Housing	H2 - Allocations and Location of Housing	E1 - Scale and Distribution of Economic Growth	E2 - Allocations and Location of Economic Growth	Access to Sustainable Transport (SA Objective 3)	Access to Health and Wellbeing facilities (SA Objective 9)	Access to Local Services (SA Objective 16)	Proximity to Existing Housing (SA Objective 17)	Sites to move to Stage 5	Reason for not
185	Land adj Lidl	24	Catterick Garrison	Brough with St Giles	Catterick & Brompton on Swale	Housing	This site is of an appropriate scale to contribute to the achievement of the requirement	This site is within or directly adjacent and well related to the built extent	N/A	N/A	↑↑	↑	+/-	↑↑	Yes	
357	Land off Downholme Road	20	Catterick Garrison	Hipswell	Hipswell	Housing	This site is of an appropriate scale to contribute to the achievement of the requirement	This site is within or directly adjacent and well related to the built extent	N/A	N/A	↑↑	↑	+/-	↑↑	Yes	
359	Land North of Haigh Road	88	Catterick Garrison	Hipswell	Hipswell	Housing	This site is of an appropriate scale to contribute to the achievement of the requirement	This site is within or directly adjacent and well related to the built extent	N/A	N/A	↑	+/-	↓	↑↑	Yes	
364	Former Civil Service Club	49	Catterick Garrison	Hipswell	Hipswell	Housing	This site is of an appropriate scale to contribute to the achievement of the requirement	This site is within or directly adjacent and well related to the built extent	N/A	N/A	↑↑	↑↑	↑	↑↑	Yes	
370	Former Recreation Land, Shute Rd	70	Catterick Garrison	Hipswell	Hipswell	Mixed Use	This site is of an appropriate scale to contribute to the achievement of the requirement	This site is within or directly adjacent and well related to the built extent	This site is of an appropriate scale to contribute to the achievement of the requirement	This site is in an identified location for this type of use	↑↑	↑↑	↑↑	↑↑	Yes	
372	Former careers Offices	68	Catterick Garrison	Scotton	Scotton	Housing	This site is of an appropriate scale to contribute to the achievement of the requirement	This site is within or directly adjacent and well related to the built extent	N/A	N/A	↑↑	↑	+/-	↑↑	Yes	
373	Former Dental Care	10	Catterick Garrison	Scotton	Scotton	Housing	This site is of an appropriate scale to contribute to the achievement of the requirement	This site is within or directly adjacent and well related to the built extent	N/A	N/A	↑↑	↑	+/-	↑↑	Yes	

Site ID	Site name	Site Capacity	Site Location	Parish	Ward	Type of Allocation	H1 - Scale and Distribution of Housing	H2 - Allocations and Location of Housing	E1 - Scale and Distribution of Economic Growth	E2 - Allocations and Location of Economic Growth	Access to Sustainable Transport (SA Objective 3)	Access to Health and Wellbeing facilities (SA Objective 9)	Access to Local Services (SA Objective 16)	Proximity to Existing Housing (SA Objective 17)	Sites to move to Stage 5	Reason for not
375	West Scotton Road	126	Catterick Garrison	Scotton	Scotton	Housing	This site is of an appropriate scale to contribute to the achievement of the requirement	This site is within or directly adjacent and well related to the built extent	N/A	N/A	↑↑	+/-	+/-	↑↑	Yes	
379	Land West of Harley Crescent	12	Catterick Garrison	Colburn	Scotton	Housing	This site is of an appropriate scale to contribute to the achievement of the requirement	This site is within or directly adjacent and well related to the built extent	N/A	N/A	↑↑	+/-	+/-	↑↑	Yes	
380	Welfare Unit Offices	22	Catterick Garrison	Colburn	Scotton	Housing	This site is of an appropriate scale to contribute to the achievement of the requirement	This site is within or directly adjacent and well related to the built extent	N/A	N/A	↑↑	+/-	+/-	↑↑	Yes	
384	Harley Hill	915	Catterick Garrison	Colburn	Scotton	Housing	This site is of an appropriate scale to contribute to the achievement of the requirement	This site is within or directly adjacent and well related to the built extent	N/A	N/A	↑	↑	N	↑↑	Yes	
27	Land N & E of Beckwood Est	90	Catterick Garrison	Colburn	Colburn	Housing	This site is of an appropriate scale to contribute to the achievement of the requirement	This site is within or directly adjacent and well related to the built extent	N/A	N/A	↑	+/-	+/-	↑↑	Yes	
69	Land S Oak Tree Ave, Scotton	60	Catterick Garrison	Scotton	Scotton	Housing	This site is of an appropriate scale to contribute to the achievement of the requirement	Site is adjacent but not well related to the Catterick Garrison built extent	N/A	N/A	↓	+/-	↓↓	↑↑	No	Site is adjacent but not well related to the Catterick Garrison built extent
204	Sour Beck	615	Catterick Garrison	Colburn / Brough with St Giles	Scotton / Brough with St Giles	Housing	This site is of an appropriate scale to contribute to the achievement of the requirement	This site is within or directly adjacent and well related to the built extent	N/A	N/A	↓	↑	N	↑↑	Yes	

Site ID	Site name	Site Capacity	Site Location	Parish	Ward	Type of Allocation	H1 - Scale and Distribution of Housing	H2 - Allocations and Location of Housing	E1 - Scale and Distribution of Economic Growth	E2 - Allocations and Location of Economic Growth	Access to Sustainable Transport (SA Objective 3)	Access to Health and Wellbeing facilities (SA Objective 9)	Access to Local Services (SA Objective 16)	Proximity to Existing Housing (SA Objective 17)	Sites to move to Stage 5	Reason for not
284	Land at Walkerville, Colburn	3.23	Catterick Garrison	Brough with St Giles	Catterick & Brompton on Swale	Housing	This site is of an appropriate scale to contribute to the achievement of the requirement	This site is within or directly adjacent and well related to the built extent	N/A	N/A	↑↑	↑	+/-	↑↑	Yes	
298	Sour Beck (Site 2)	486	Catterick Garrison	Colburn / Brough with St Giles	Scotton / Brough with St Giles	Housing	This site is of an appropriate scale to contribute to the achievement of the requirement	Site is not within or adjacent to the Catterick Garrison built extent	N/A	N/A	↓↓	↓	↓	+/-	No	Site is not within or adjacent to the Catterick Garrison built extent
299	Sour Beck (Site 3)	477	Catterick Garrison	Colburn	Scotton	Housing	This site is of an appropriate scale to contribute to the achievement of the requirement	Site is not within or adjacent to the Catterick Garrison built extent	N/A	N/A	↓↓	↓	↓	+/-	No	Site is not within or adjacent to the Catterick Garrison built extent
361	Land Opp Haigh Road	145	Catterick Garrison	Hipswell	Hipswell	Housing	This site is of an appropriate scale to contribute to the achievement of the requirement	This site is within or directly adjacent and well related to the built extent	N/A	N/A	↑↑	↑	N	↑↑	Yes	
362	Land East of Richmond Road	86	Catterick Garrison	Hipswell	Hipswell	Housing	This site is of an appropriate scale to contribute to the achievement of the requirement	This site is within or directly adjacent and well related to the built extent	N/A	N/A	↑↑	↑	↑	↑↑	Yes	
363	Land South Jutland Road	60	Catterick Garrison	Hipswell	Hipswell	Housing	This site is of an appropriate scale to contribute to the achievement of the requirement	This site is within or directly adjacent and well related to the built extent	N/A	N/A	↑↑	↑	↑	↑↑	Yes	
371	Duchess of Kent Hospital	122	Catterick Garrison	Colburn	Colburn	Housing	This site is of an appropriate scale to contribute to the achievement of the requirement	This site is within or directly adjacent and well related to the built extent	N/A	N/A	↑↑	+/-	↑	↑↑	Yes	

Site ID	Site name	Site Capacity	Site Location	Parish	Ward	Type of Allocation	H1 - Scale and Distribution of Housing	H2 - Allocations and Location of Housing	E1 - Scale and Distribution of Economic Growth	E2 - Allocations and Location of Economic Growth	Access to Sustainable Transport (SA Objective 3)	Access to Health and Wellbeing facilities (SA Objective 9)	Access to Local Services (SA Objective 16)	Proximity to Existing Housing (SA Objective 17)	Sites to move to Stage 5	Reason for not
376	West Scotton Road	178	Catterick Garrison	Scotton	Scotton	Housing	This site is of an appropriate scale to contribute to the achievement of the requirement	This site is within or directly adjacent and well related to the built extent	N/A	N/A	↑↑	+/-	↓	↑↑	Yes	
378	Land North Le Cateau School	170	Catterick Garrison	Scotton	Scotton	Housing	This site is of an appropriate scale to contribute to the achievement of the requirement	This site is within or directly adjacent and well related to the built extent	N/A	N/A	↑↑	+/-	↑	↑↑	Yes	
383	Pinhill Mess	53	Catterick Garrison	Colburn	Colburn	Housing	This site is of an appropriate scale to contribute to the achievement of the requirement	This site is within or directly adjacent and well related to the built extent	N/A	N/A	↑↑	+/-	↑	↑↑	Yes	
386	Land NE Somme Barracks	170	Catterick Garrison	Colburn	Scotton	Housing	This site is of an appropriate scale to contribute to the achievement of the requirement	This site is within or directly adjacent and well related to the built extent	N/A	N/A	↑	+/-	↓	↑↑	Yes	
403	TMP (Horne Rd/Catterick Rd)	48	Catterick Garrison	Colburn	Colburn	Housing	This site is of an appropriate scale to contribute to the achievement of the requirement	This site is within or directly adjacent and well related to the built extent	N/A	N/A	↑↑	+/-	↑	↑↑	Yes	
404	Land S of Loos Rd	163	Catterick Garrison	Scotton	Scotton	Housing	This site is of an appropriate scale to contribute to the achievement of the requirement	This site is within or directly adjacent and well related to the built extent	N/A	N/A	↑	+/-	↓↓	↑↑	Yes	
335	Bedale Rd, Scotton	42	Catterick Garrison	Tunstall	Scotton	Housing	This site is of an appropriate scale to contribute to the achievement of the requirement	Site is adjacent but not well related to the Catterick Garrison built extent	N/A	N/A	N	+/-	↓↓	↑↑	No	Site is adjacent but not well related to the Catterick Garrison built extent

Site ID	Site name	Site Capacity	Site Location	Parish	Ward	Type of Allocation	H1 - Scale and Distribution of Housing	H2 - Allocations and Location of Housing	E1 - Scale and Distribution of Economic Growth	E2 - Allocations and Location of Economic Growth	Access to Sustainable Transport (SA Objective 3)	Access to Health and Wellbeing facilities (SA Objective 9)	Access to Local Services (SA Objective 16)	Proximity to Existing Housing (SA Objective 17)	Sites to move to Stage 5	Reason for not
339	Chartermark Way	1.7	Catterick Garrison	Colburn	Colburn	Economic	N/A	N/A	This site is of an appropriate scale to contribute to the achievement of the requirement	This site is in an identified location for this type of use	↑	↑	N	↑↑	Yes	
343	Land at James Lane	300	Catterick Garrison	Tunstall	Scotton	Housing	This site is of an appropriate scale to contribute to the achievement of the requirement	Site is adjacent but not well related to the Catterick Garrison built extent	N/A	N/A	↓	↓↓	↓↓	+/-	No	Site is adjacent but not well related to the Catterick Garrison built extent
366	Munster Barracks	14.9	Catterick Garrison	Hipswell	Hipswell	Military	N/A	N/A	This site is of an appropriate scale to accommodate the need identified	This site is in an appropriate location for this type of use	↑↑	N/A	N/A	N/A	Yes	
377	Perone Lines	1.9	Catterick Garrison	Scotton	Scotton	Healthcare	N/A	N/A	This site is of an appropriate scale to accommodate the need identified	This site is in an identified location for this type of use	↑↑	N/A	N/A	N/A	Yes	
381	Ext Somme Barracks	10.45	Catterick Garrison	Scotton	Scotton	Military	N/A	N/A	This site is of an appropriate scale to accommodate the need identified	This site is in an appropriate location for this type of use	↑↑	N/A	N/A	N/A	Yes	
406	Extension to Marne Barracks	18.1	Catterick Village	Catterick	Catterick & Brompton on Swale	Military	N/A	N/A	This site is of an appropriate scale to accommodate the need identified	This site is in an appropriate location for this type of use	↑↑	N/A	N/A	N/A	Yes	
388	Land North of Colburn Business Park	0.72	Catterick Garrison	Colburn	Colburn	Economic	N/A	N/A	This site is of an appropriate scale to contribute to the achievement of the requirement	This site is in an identified location for this type of use	↑	↑	+/-	↑↑	Yes	
387	Land to Centre Colburn Business Park	0.96	Catterick Garrison	Colburn	Colburn	Economic	N/A	N/A	This site is of an appropriate scale to contribute to the achievement of the requirement	This site is in an identified location for this type of use	↑	↑	+/-	↑↑	Yes	

Appendix 9 – Stage 5 Site Assessment Summary

Site ID	Site name	Site Location	Parish	Ward	Type of Allocation	Developability	Availability	Viability	Summary	Sites moved to Stage 6
26	Land E of Cookson Way, Colburn	Catterick Garrison	Brough with St Giles	Catterick & Brompton on Swale	Housing	This site is developable with no significant constraints and an outline permission in place	Site is available and under option to developer who is seeking reserved/full planning permission for development	This site is likely to be viable for development although may not be able to deliver full affordable housing requirement	This site is developable, available and viable.	Yes
121	Gough Road	Catterick Garrison	Hipswell	Hipswell	Housing	This site is developable with no significant constraints and previous permissions have been granted	Site is available and in ownership of developer (Gleesons) who are seeking reserved/full planning permission for development	This site is likely to be viable for development although being brownfield may not be able to deliver full affordable housing requirement or obligations	This site is developable, available and viable.	Yes
157	Colburn Park phase 2	Catterick Garrison	Colburn	Colburn	Housing	This site is developable with no significant constraints and full permission in place	Site is available and in ownership of developer (Home Group) who have full planning permission for development	This site is viable for development although being brownfield it is not able to deliver full affordable housing requirement or obligations	This site is developable, available and viable.	Yes
401	Colburndale III	Catterick Garrison	Colburn	Colburn	Housing	This site is developable with no significant constraints and previous planning history	Site owner is making available for development and no known ransom or ownership issues	This site is likely to be viable for development although being brownfield may not be able to deliver full affordable housing requirement	This site is developable, available and viable.	Yes
13	Glencroft, Hipswell	Catterick Garrison	Hipswell	Hipswell	Housing	This site is developable with no significant constraints in place	Site owner is making available for development and no known ransom or ownership issues	This site is likely to be viable for development and being greenfield likely to deliver full affordable housing requirement and obligations	This site is developable, available and viable.	Yes
122	Coronation Park	Catterick Garrison	Scotton	Scotton	Housing	This site is likely to be partly developable with areas of flood risk and green corridor avoided	Site is in ownership of developer who is bringing forward for development	This site is likely to be viable for development although constraints mean unlikely to be able to fully meet affordable housing requirement or obligations	This site is available and viable and is likely to be partly developable	Yes
420	Land E Walkerville (2)	Catterick Garrison	Brough with St Giles	Catterick & Brompton on Swale	Housing	This site will require significant mitigation of surface water flooding to be developable	Site is available and under option to developer who is bringing forward for development	This site is likely to be viable for development although constraints mean unlikely to be able to fully meet affordable housing requirement or obligations	This site will require significant mitigation to be developable, is available and likely to be viable	Yes

Site ID	Site name	Site Location	Parish	Ward	Type of Allocation	Developability	Availability	Viability	Summary	Sites moved to Stage 6
185	Land adj Lidl	Catterick Garrison	Brough with St Giles	Catterick & Brompton on Swale	Housing	This site is developable with no significant constraints in place	Site owner is making available for development and no known ransom or ownership issues	This site is likely to be viable for development although being brownfield may not be able to deliver full affordable housing requirement or obligations	This site is developable, viable and available	Yes
357	Land off Downholme Road	Catterick Garrison	Hipswell	Hipswell	Housing	This site is partly developable avoiding development in eastern part of site which is wooded	Site owner is making available for development although access road is in a separate ownership	This site is likely to be viable for development although constraints mean unlikely to be able to fully meet affordable housing requirement or obligations	This site is partly developable, available in the longer term and viable.	Yes
359	Land North of Haigh Road	Catterick Garrison	Hipswell	Hipswell	Housing	This site is partly developable subject to accommodation/relocation of power lines and creation of buffer to SINC.	Site owner is making available for development and no known ransom or ownership issues	This site is likely to be viable for development although constraints mean unlikely to be able to fully meet affordable housing requirement or obligations	This site is partly developable, available and viable.	Yes
364	Former Civil Service Club	Catterick Garrison	Hipswell	Hipswell	Housing	This site is developable subject to demolition of existing buildings.	Site owner is making available for development although a lease is in existence on the Travaux Club	This site is likely to be viable for development although being brownfield may not be able to deliver full affordable housing requirement or obligations	This site is likely to be developable, viable and likely to be available in the longer term	Yes
370	Former Recreation Land, Shute Rd	Catterick Garrison	Hipswell	Hipswell	Mixed Use	This site is developable subject to accommodation of existing leases and redevelopment	Site owner is making available for re-development although existing leases remain	This site is likely to be viable for development although being brownfield may not be able to deliver full affordable housing requirement or obligations	This site is likely to be developable, viable and likely to be available in the longer term	Yes
372	Former careers Offices	Catterick Garrison	Scotton	Scotton	Housing	This site is developable subject to clearance of vacant buildings	Site owner is making available for development and site is vacant	This site is likely to be viable for development although being brownfield may not be able to deliver full affordable housing requirement or obligations	This site is developable, available and viable.	Yes
373	Former Dental Care	Catterick Garrison	Scotton	Scotton	Housing	This site is developable subject to clearance of existing buildings	Site owner is making available for development. Site is currently in use.	This site is likely to be viable for development although being brownfield may not be able to deliver full affordable housing requirement or obligations	This site is developable, viable and available in the longer term	Yes
375	West Scotton Road	Catterick Garrison	Scotton	Scotton	Housing	This site is developable with no significant constraints in place	Site owner is making available for development and no known ransom or ownership issues	This site is likely to be viable for development and being greenfield likely to deliver full affordable housing requirement and obligations	This site is developable, available and viable.	Yes
379	Land West of Harley Crescent	Catterick Garrison	Colburn	Scotton	Housing	This site is developable with no significant constraints in place	Site owner is making available for development and no known ransom or ownership issues	This site is likely to be viable for development and being greenfield likely to deliver full affordable housing requirement and obligations	This site is developable, available and viable.	Yes

Site ID	Site name	Site Location	Parish	Ward	Type of Allocation	Developability	Availability	Viability	Summary	Sites moved to Stage 6
380	Welfare Unit Offices	Catterick Garrison	Colburn	Scotton	Housing	This site is developable subject to clearance/conversion of existing buildings	Site owner is making available for development. Site is currently in use.	This site is likely to be viable for development although being brownfield may not be able to deliver full affordable housing requirement or obligations	This site is developable, viable and available in the longer term	Yes
384	Harley Hills	Catterick Garrison	Colburn	Scotton	Housing	This site is developable with no significant constraints in place	Site owner is making available for development and no known ransom or ownership issues	This site is likely to be viable for development and being greenfield likely to deliver full affordable housing requirement and obligations	This site is developable, available and viable.	Yes
27	Land N & E of Beckwood Est	Catterick Garrison	Colburn	Colburn	Housing	This site is not developable as there is currently no available vehicular access	Site owner is making available for development although ransom/separate ownership to achieve direct access to main road	This site is likely to be viable for development and being greenfield likely to deliver full affordable housing requirement and obligations	This site is available and viable but not currently developable as no direct vehicular access	No
204	Sour Beck	Catterick Garrison	Colburn / Brough with St Giles	Scotton / Brough with St Giles	Housing	This site is not currently developable as it cannot be accessed from the road network	Site owner is not currently making available for development	This site is likely to be viable for development and being greenfield likely to deliver full affordable housing requirement and obligations	This site is not currently developable or available	No
284	Land at Walkerville, Colburn	Catterick Garrison	Brough with St Giles	Catterick & Brompton on Swale	Economic	This site is not currently developable as it cannot be directly accessed from the road network	Site owner is making available for development although ransom/separate ownership to achieve direct access to main road	This site is likely to be viable for employment development	This site is not currently developable	No
361	Land Opp Haigh Road	Catterick Garrison	Hipswell	Hipswell	Housing	This site is developable with no significant constraints in place	Site owner is making available for development and no known ransom or ownership issues	This site is likely to be viable for development and being greenfield likely to deliver full affordable housing requirement and obligations	This site is developable, available and viable.	Yes
362	Land East of Richmond Road	Catterick Garrison	Hipswell	Hipswell	Housing	This site is developable with no significant constraints in place	Site owner is making available for development and no known ransom or ownership issues	This site is likely to be viable for development and being greenfield likely to deliver full affordable housing requirement and obligations	This site is developable, available and viable.	Yes
363	Land South Jutland Road	Catterick Garrison	Hipswell	Hipswell	Housing	This site is developable with no significant constraints in place	Site owner is making available for development and no known ransom or ownership issues	This site is likely to be viable for development and being greenfield likely to deliver full affordable housing requirement and obligations	This site is developable, available and viable.	Yes

Site ID	Site name	Site Location	Parish	Ward	Type of Allocation	Developability	Availability	Viability	Summary	Sites moved to Stage 6
371	Duchess of Kent Hospital	Catterick Garrison	Colburn	Colburn	Housing	This site is developable with no significant constraints in place as site is cleared	Site owner is making available for development and no known ransom or ownership issues	This site is likely to be viable for development although being brownfield may not be able to deliver full affordable housing requirement or obligations	This site is developable, available and viable.	Yes
376	West Scotton Road	Catterick Garrison	Scotton	Scotton	Housing	This site is developable subject to mitigation of impact on Scotton Hall and its setting	Site owner is making available for development and no known ransom or ownership issues	This site is likely to be viable for development and being greenfield likely to deliver full affordable housing requirement and obligations	This site is developable subject to mitigation, available and viable.	Yes
378	Land North Le Cateau School	Catterick Garrison	Scotton	Scotton	Housing	This site is developable subject to avoidance/mitigation of flood risk and any contamination from past uses	Site owner is making available for development and site has outline permission	This site is likely to be viable for development although being brownfield may not be able to deliver full affordable housing requirement or obligations	This site is developable subject to mitigation, available and viable.	Yes
383	Pinhill Mess	Catterick Garrison	Colburn	Colburn	Housing	This site is developable subject to retention and mitigation on impact on the setting of Pinhill Mess	Site owner is making available for development and no known ransom or ownership issues	This site is likely to be viable for development although being brownfield may not be able to deliver full affordable housing requirement or obligations	This site is developable subject to mitigation, available and viable.	Yes
386	Land NE Somme Barracks	Catterick Garrison	Colburn	Scotton	Housing	This site is developable with no significant constraints in place	Site owner is making available for development and site has outline permission	This site is likely to be viable for development although constraints mean unlikely to be able to fully meet affordable housing requirement or obligations	This site is developable, available and viable.	Yes
403	TMP (Horne Rd/Catterick Rd)	Catterick Garrison	Colburn	Colburn	Housing	This site is developable subject to demolition of existing buildings.	Site owner is making available for development. Site is currently in use.	This site is likely to be viable for development although being brownfield may not be able to deliver full affordable housing requirement or obligations	This site is likely to be developable, viable and available in the longer term	Yes
404	Land S of Loos Rd	Catterick Garrison	Scotton	Scotton	Housing	This site is developable subject to avoidance/mitigation of flood risk and any contamination from past uses	Site owner is making available for development and no known ransom or ownership issues	This site is likely to be viable for development although constraints mean unlikely to be able to fully meet affordable housing requirement or obligations	This site is developable subject to mitigation, available and viable.	Yes
339	Chartermark Way	Catterick Garrison	Colburn	Colburn	Economic	This site is developable with areas of flood risk avoided.	Site owner is making available for development and no known ransom or ownership issues	This site is likely to be viable for employment development	This site is developable subject to mitigation, available and viable.	Yes

Site ID	Site name	Site Location	Parish	Ward	Type of Allocation	Developability	Availability	Viability	Summary	Sites moved to Stage 6
366	Munster Barracks	Catterick Garrison	Hipswell	Hipswell	Military	This site is developable subject to mitigation of impact on Bourlon Barracks and avoidance of area at risk of surface water flooding	Site owner is making available for development and no known ransom or ownership issues	This site is likely to be viable for the use proposed	This site is developable subject to mitigation, available and viable.	Yes
377	Perone Lines	Catterick Garrison	Scotton	Scotton	Healthcare	This site is developable subject to mitigation of impact on Garrison HQ and areas at risk of flooding	Site owner is making available for development and no known ransom or ownership issues	This site is likely to be viable for the use proposed	This site is developable subject to mitigation, available and viable.	Yes
381	Ext Somme Barracks	Catterick Garrison	Scotton	Scotton	Military	This site is developable with no significant constraints in place	Site owner is making available for development and no known ransom or ownership issues	This site is likely to be viable for the use proposed	This site is developable, available and viable.	Yes
406	Extension to Marne Barracks	Catterick Village	Catterick	Catterick & Brompton on Swale	Military	This site is developable subject to mitigation of impact on heritage assets and surface water flood risk	Site owner is making available for development and no known ransom or ownership issues	This site is likely to be viable for the use proposed	This site is developable subject to mitigation, available and viable.	Yes
388	Land North of Colburn Business Park	Catterick Garrison	Colburn	Colburn	Economic	This site is developable with no significant constraints in place	Site is in ownership of developer	This site is likely to be viable for employment development	This site is developable, available and viable.	Yes
387	Land to Centre Colburn Business Park	Catterick Garrison	Colburn	Colburn	Economic	This site is developable with no significant constraints in place	Site is in ownership of developer	This site is likely to be viable for employment development	This site is developable, available and viable.	Yes

Appendix 10: Stage 6 Site Assessment Summary

Site ID	Site name	Type of Allocation	Site Area (ha)	Est. Capacity units/ha	Figure Derived	Reason SS	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	Delivery Plan Period	Delivery beyond Plan Period	Mitigation Requirements Summary
26	Land E of Cookson Way, Colburn	Housing	4.29	107	PP			30	30	30	17														107	0	Mitigate/ avoid small area of surface water flood risk. Provision of landscape buffer to east, north and south.
121	Gough Road	Housing	1.33	29	PP				29																29	0	Avoid areas floodzone 3a and avoid/mitigate areas at high risk of surface water flooding. Retain landscape buffer to south.
157	Colburn Park phase 2	Housing	5.7	201	PP			50	50	50	51	0	0	0											201	0	Avoid areas in floodzones 2 and 3a and avoid/mitigate areas at high risk of surface water flooding. Appropriate landscape buffering to boundaries. Incorporation of bridleway.
401	Colburndale III	Housing	0.43	12	CC					12															12	0	Appropriate landscaping and retention of trees. Incorporation of bridleway.
13	Glencroft, Hipswell	Housing	0.65	17	CC							17													17	0	Appropriate landscape boundaries.
122	Coronation Park	Housing	0.55	50	PA					30	20														50	0	Retain appropriate buffer to beck and green corridor. Provide pedestrian access.
420	Land E Walkerville (2)	Housing	5.58	117	CC							30	30	30	27										117	0	Appropriate landscaping buffers and design and layout to reflect edge of settlement location.
185	Land adj Lidl	Housing	0.91	24	CC									24											24	0	N/A
357	Land off Downholme Road	Housing	2.38	20	SS	Avoid green corridor											20								20	0	Retain and minimise impact on green corridor through appropriate landscaping and design and layout.
359	Land North of Haigh Road	Housing	5.2	88	SS	SINC buffer										30	30	28							88	0	Provide appropriate buffer to SINC. Appropriate I design and layout to reflect edge of settlement location and built character of area. Accommodate/relocate pylons

Site ID	Site name	Type of Allocation	Site Area (ha)	Est. Capacity units/ha	Figure Derived	Reason SS		21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	Delivery Plan Period	Delivery beyond Plan Period	Mitigation Requirements Summary	
364	Former Civil Service Club	Housing	1.82	49	CC								19	30													49	0	Re-provision of community facility either on-site or elsewhere. Appropriate design, layout and landscaping to reflect prominent location
370	Former Recreation Land, Shute Rd	Mixed Use	5.19	70	SS	Apartment potential							10	30	30												70	0	Retain and/or re-provide for existing town centre uses. Design and layout to reflect and avoid impact on Coronation Park. Avoid development in area of floodzone 3a and area at high risk of surface water flooding. Retain existing building of character.
372	Former careers Offices	Housing	3.25	68	CC										30	30	8										68	0	Incorporate / re-provide informal recreation area. Appropriate design, layout and landscaping.
373	Former Dental Care	Housing	0.34	10	CC												10										10	0	N/A
375	West Scotton Road	Housing	7.26	126	SS	Parkland setting													6	30	30	30	30				126	0	Appropriate design, layout and landscaping to retain and enhance existing parkland setting including retention of trees.
379	Land West of Harley Crescent	Housing	0.74	12	SS	Retain boundary buffer								12													12	0	Appropriate design, layout and landscaping reflecting character of area.
380	Welfare Unit Offices	Housing	0.82	22	CC															22							22	0	Minimise impact on existing tree and vegetation cover
384	Harley Hills	Housing	43.6	915	CC								30	50	50	50	50	50	50	50	50	50	50	50	50		630	285	Avoid development in areas of floodzone 3a and avoid/mitigate development in areas of high risk of surface water flooding. Appropriate design, layout and landscaping reflecting character of area. Provision of local services including local centre, primary school and recreation facilities
361	Land Opp Haigh Road	Housing	8.32	145	SS	SINC buffer															30	30	30	30	25		145	0	Avoid development in areas of floodzone 3a and avoid/mitigate development in areas

Site ID	Site name	Type of Allocation	Site Area (ha)	Est. Capacity units/ha	Figure Derived	Reason SS		21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	Delivery Plan Period	Delivery beyond Plan Period	Mitigation Requirements Summary
																												of high risk of surface water flooding. Appropriate design, layout and landscaping reflecting character of area. Appropriate buffer to SINC.
362	Land East of Richmond Road	Housing	4.87	86	SS	SINC buffer / flood risk									20	30	30	6								86	0	Avoid development in areas of floodzone 3a and avoid/mitigate development in areas of high risk of surface water flooding. Appropriate design, layout and landscaping reflecting character of area. Appropriate buffer to SINC.
363	Land South Jutland Road	Housing	3.4	60	SS	Flood etc													30	30						60	0	Avoid development in areas of floodzone 3a and avoid/mitigate development in areas of high risk of surface water flooding. Appropriate design, layout and landscaping reflecting character of area.
371	Duchess of Kent Hospital	Housing	5.82	122	CC								30	30	30	32										122	0	Avoid development in areas of floodzone 3a and avoid/mitigate development in areas of high risk of surface water flooding.
376	West Scotton Road	Housing	8.51	178	CC															30	30	30	30	30		150	28	Appropriate design, layout and landscaping to retain and enhance existing parkland setting including retention of trees.
378	Land North Le Cateau School	Housing	8.93	170	PP					20	30	30	30	30	30											170	0	Avoid development in areas of floodzone 3a and avoid/mitigate development in areas of high risk of surface water flooding. Appropriate design, layout and landscaping reflecting character of area.
383	Pinhill Mess	Housing	2.52	53	CC											23	30									53	0	Avoid harm to significance of Pinhill Mess Building through retention and design, landscaping and layout.

Site ID	Site name	Type of Allocation	Site Area (ha)	Est. Capacity units/ha	Figure Derived	Reason SS		21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	Delivery Plan Period	Delivery beyond Plan Period	Mitigation Requirements Summary	
386	Land NE Somme Barracks	Housing	9.04	170	PP								20	30	30	30	30	30									170	0	Appropriate design, layout and landscaping reflecting edge of settlement character of area. Provision of walking and cycling route.
403	TMP (Horne Rd/Catterick Rd)	Housing	2.32	48	CC											18	30										48	0	Avoid harm to significance of Pinhill Mess Building through design, landscaping and layout. Appropriate design, layout, landscaping to reflect prominent location.
404	Land S of Loos Rd	Housing	9.39	163	SS	Flood risk/green corridor															30	30	30	30	30		150	13	Avoid development in area of floodzone 3a. Provide green corridor along beck. Appropriate design, layout and landscaping to reflect edge of settlement location.
339	Chartermark Way	Economic	4.79	1.7	CC																								Appropriate landscaping buffer to south.
366	Munster Barracks	Military	5.72	14.9	CC																								Avoid impact on significance and setting of listed buildings through design, layout, scale and massing Appropriate design, layout, landscaping and buffer to reflect edge of settlement location and buffer to SINC. Design and lighting scheme to minimise impact on Dark Skies area.
377	Perone Lines	Healthcare	2.7	1.9	CC																								Design and layout to respect setting and character of Garrison HQ Building.
381	Ext Somme Barracks	Military	14.9	10.458	CC																								Avoid development in areas of floodzone 3a and avoid/mitigate development in areas of high risk of surface water flooding. Appropriate design, layout and landscaping to reflect edge of settlement character.

Site ID	Site name	Type of Allocation	Site Area (ha)	Est. Capacity units/ha	Figure Derived	Reason SS		21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	Delivery Plan Period	Delivery beyond Plan Period	Mitigation Requirements Summary	
406	Extension to Marne Barracks	Military	25.8	18.1	CC																								Avoid impact on significance and setting of listed buildings through design, layout, scale and massing. Appropriate design, layout and landscaping to reflect edge of settlement character.
388	Land North of Colburn Business Park	Economic	0.72	0.72	CC																								Appropriate design, landscaping and layout including retention of trees to reflect prominent location.
387	Land to Centre Colburn Business Park	Economic	1.07	0.96	CC																							N/A	
				3132				0	80	109	142	118	186	242	274	270	218	136	108	86	192	170	170	170	135	2806	326		