

AGENDA

Page No

6. LOCAL PLAN PUBLICATION CONSULTATION

1 - 556

This report seeks approval of the Hambleton Local Plan: Publication Draft and Policies Map, attached at Annex 1 and 2 of the report, for formal publication, representations and submission to the Secretary of State for public examination. It also seeks approval for publication of the Local Development Scheme.

In accepting the recommendations, Cabinet will approve and recommend to Council that the Hambleton Local Development Scheme is published; the Hambleton Local Plan: Publication Draft as attached at Annex 1 and the Policies Map at Annex 2 of the report are approved for the purpose of publication for representations to be made commencing on or around the 23rd July 2019; the Sustainability Appraisal and Infrastructure Delivery Plan are published for consultation; the Director of Planning and Economy be authorised to make minor amendments and graphical improvements that (taken together) do not materially affect the policies set out in the Local Plan prior to publication; in the event of modifications being required to the Hambleton Local Plan: Publication Draft or supporting documentation prior to its submission, the Director of Economy and Planning in consultation with the Portfolio Holder for Economy and Planning be authorised to make these changes and undertake any necessary pre-submission consultation; and following the period of representation the Hambleton Local Plan: Publication Draft and Policies Map, proposed minor modifications and all relevant documentation is submitted to the Secretary of State for public examination by an independent planning inspector.

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**Sustainability
Appraisal**

Site Assessments

Easingwold Area

Hambleton Local Plan

**Publication
Draft**

July 2019

E/018/001	Land north west of Brafferton Manor Boroughbridge Road Brafferton North Yorkshire			
Context:	This is a greenfield site with recreational use. Residential development is to the south of the site, and Boroughbridge Road to the east. The primary school playing field is to the west, and site ref E/018/003 (greenfield) to the north.			
Site Area (Ha):	0.24			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Well served by footpaths, cycle routes and the public transport network.	Green
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Green</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Green			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Red		

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a suitable location, given its proposed preferred use and has potential to incorporate mitigation and enhancement measures. Further assessment will be required.	Amber
	5b) Is the site prominent in any significant views towards a settlement?	Green		
	5c) What is the impact on form and character of a settlement?	Green		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or AONB.	Green

landscape and protect the special qualities of the AONB's and National Park.					
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 10253.04	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 6755.98		
		Primary School	Amber - 454.55		
		Secondary School	Red - 10907.94		
		Doctors	Amber - 637.03		
		Convenience Store	Amber - 532.08		
		Village Hall	Green - 598.27		
		Play Area	Red - 6454.68		
		Recreation Area	Red - 10866.27		
		Youth Provision	Red - 6455.86		
Outdoor Sport	Red - 1321.76				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Amber	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Amber			
	10 c) Would development affect the setting and/or significance of a listed building?	Amber			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Green			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			

	10g) Will development of the site affect the setting of an elevated conservation area?	Green		
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

The sustainability assessment is mixed; the site has some positive effect against sustainability objectives with further assessment and mitigation required to balance other objectives. However, the site is particularly distant from some amenities and services and as such scores poorly against objective nine. The site performs adequately against the sustainability objectives but there are some issues that need addressing.

E/018/002	OS Field 0046 Boroughbridge Road Brafferton North Yorkshire				
Context:	This is a greenfield site. The site is bounded by Boroughbridge Road to the west, and residential development and Raskelf Road to the south west and south. There is a strip of allotments between Raskelf Road and the site's south eastern boundary. There are greenfields to the north and east. The site includes smaller sites E/018/002a and E/018/002b (greenfield), both at the western end of the site, adjacent to Boroughbridge Road.				
Site Area (Ha):	7.62				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt		Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?		Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?		Amber		
	1c) Would the development impact on a local nature reserve?		Green		
	1d) Are there any Tree Preservation Orders on the site?		Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?		Red		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?		Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?		Green	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	Bus Stop	Amber		
		Train Station			
4. To protect and enhance soils and the most efficient use of land through	4a) Will the development re-use brownfield land?		Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?		Green		

optimising opportunities for the re-use of existing buildings or brownfield land	4c) Would there be loss of best and most versatile agricultural land?	Red	be required.	
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Red		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		

<p>8. To maintain and enhance the quality and character of the landscape and protect the special qualities of the AONB's and National Park.</p>	<p>8a) Does the site have a negative impact on the setting of the National Park or AONB?</p>		<p>Green</p>	<p>The site will not have an impact on the setting of a national park or AONB.</p>	<p>Green</p>																						
<p>9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves</p>	<p>9a) Does the site have good connectivity to the following services and facilities?</p>	<table border="1"> <tr> <td data-bbox="673 555 849 622">Town Centre</td> <td data-bbox="849 555 991 622">Red - 9845.98</td> </tr> <tr> <td data-bbox="673 622 849 768">Industrial Estate/ Business Park</td> <td data-bbox="849 622 991 768">Red - 6810.14</td> </tr> <tr> <td data-bbox="673 768 849 835">Primary School</td> <td data-bbox="849 768 991 835">Amber - 719.02</td> </tr> <tr> <td data-bbox="673 835 849 947">Secondary School</td> <td data-bbox="849 835 991 947">Red - 10500.88</td> </tr> <tr> <td data-bbox="673 947 849 1014">Doctors</td> <td data-bbox="849 947 991 1014">Amber - 755</td> </tr> <tr> <td data-bbox="673 1014 849 1093">Convenience Store</td> <td data-bbox="849 1014 991 1093">Amber - 650.05</td> </tr> <tr> <td data-bbox="673 1093 849 1160">Village Hall</td> <td data-bbox="849 1093 991 1160">Green - 716.24</td> </tr> <tr> <td data-bbox="673 1160 849 1227">Play Area</td> <td data-bbox="849 1160 991 1227">Red - 6047.63</td> </tr> <tr> <td data-bbox="673 1227 849 1339">Recreation Area</td> <td data-bbox="849 1227 991 1339">Red - 10920.42</td> </tr> <tr> <td data-bbox="673 1339 849 1406">Youth Provision</td> <td data-bbox="849 1339 991 1406">Red - 6048.8</td> </tr> <tr> <td data-bbox="673 1406 849 1485">Outdoor Sport</td> <td data-bbox="849 1406 991 1485">Red - 1375.92</td> </tr> </table>	Town Centre	Red - 9845.98	Industrial Estate/ Business Park	Red - 6810.14	Primary School	Amber - 719.02	Secondary School	Red - 10500.88	Doctors	Amber - 755	Convenience Store	Amber - 650.05	Village Hall	Green - 716.24	Play Area	Red - 6047.63	Recreation Area	Red - 10920.42	Youth Provision	Red - 6048.8	Outdoor Sport	Red - 1375.92		<p>No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.</p>	<p>Red</p>
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	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A significant greenfield site to the north east of Brafferton. This site would be a large extension to the settlement and have a negative impact on the character and built form. Although the site is distant from services a site of this size would increase demand and could bring its own amenities. However, the site performs poorly against objective five.

E/018/002a	OS Field 0046 Boroughbridge Road			
Context:	This is a greenfield site. The site is surrounded by site ref E/018/002 from the western to eastern corner. Boroughbridge Road runs along the western boundary. Residential development is to the south east.			
Site Area (Ha):	0.39			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Well served by footpaths, cycle routes and the public transport network.	Green
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Green</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
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	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
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7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
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	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
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landscape and protect the special qualities of the AONB's and National Park.					
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		Industrial Estate/ Business Park	Red - 6705.64		
		Primary School	Amber - 404.21		
		Secondary School	Red - 10857.6		
		Doctors	Amber - 586.69		
		Convenience Store	Green - 243.4		
		Village Hall	Green - 547.93		
		Play Area	Red - 6404.34		
		Recreation Area	Red - 10815.93		
		Youth Provision	Red - 6405.51		
Outdoor Sport	Red - 1271.42				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Amber	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
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Summary of Sustainability Appraisal:				

A small greenfield site to the east of Boroughbridge Road and has outline permission for 28 dwellings. The sustainability assessment is mixed; the site has some positive effect against sustainability objectives with further assessment and mitigation required to balance other objectives. However, the site is particularly distant from some amenities and services and as such scores poorly against objective nine.

The site performs adequately against the sustainability objectives but there are some issues that need addressing.

E/018/002b	OS Field 0046 Boroughbridge Road Brafferton North Yorkshire			
Context:	This is a greenfield site. The site is surrounded by site ref E/018/002 from the north western to south eastern corner. Boroughbridge Road runs along the western boundary. Residential development is to the south east.			
Site Area (Ha):	0.60			
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Bus Stop	Green			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Red		

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a suitable location, given its proposed preferred use and has potential to incorporate mitigation and enhancement measures. Further assessment will be required.	Amber
	5b) Is the site prominent in any significant views towards a settlement?	Amber		
	5c) What is the impact on form and character of a settlement?	Amber		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or AONB.	Green

landscape and protect the special qualities of the AONB's and National Park.					
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 10218.7 1	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 6721.66		
		Primary School	Amber - 420.23		
		Secondary School	Red - 10873.6 2		
		Doctors	Red - 10873.6 2		
		Convenience Store	Green - 259.42		
		Village Hall	Red - 6721.66		
		Play Area	Red - 6420.36		
		Recreation Area	Red - 10831.9 4		
		Youth Provision	Red - 6421.53		
		Outdoor Sport	Red - 1287.44		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Amber	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Amber			
	10 c) Would development affect the setting and/or significance of a listed building?	Amber			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Green			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered	Green			

	Battlefield?			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green		
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A small greenfield site to the east of Boroughbridge Road and has outline permission for 28 dwellings. The sustainability assessment is mixed; the site has some positive effect against sustainability objectives with further assessment and mitigation required to balance other objectives. However, the site is particularly distant from some amenities and services and as such scores poorly against objective nine.

The site performs adequately against the sustainability objectives but there are some issues that need addressing.

E/018/003	OS Field 7346 Boroughbridge Road and Land to the South of Austins Hill Brafferton North Yorkshire				
Context:	This is a greenfield site with a pond in the north of the site. Boroughbridge Road runs along the eastern boundary. The primary school playing field and site ref E/018/001 (greenfield) is to the south. The disused railway track and a dwelling is to the north, with greenfields to the west.				
Site Area (Ha):	3.03				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Green			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to a network.	Amber	
	3b) Does the site have good connectivity to public transport?	Bus Stop			Amber
		Train Station			
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green			
	4c) Would there be loss of best and most versatile agricultural	Red			

existing buildings or brownfield land	land?			
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Red		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or	Green

character of the landscape and protect the special qualities of the AONB's and National Park.				AONB.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 10393.44	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 6896.38		
		Primary School	Amber - 594.95		
		Secondary School	Red - 11048.34		
		Doctors	Amber - 777.43		
		Convenience Store	Amber - 672.48		
		Village Hall	Green - 738.67		
		Play Area	Red - 6595.08		
		Recreation Area	Red - 11006.67		
		Youth Provision	Red - 6596.26		
		Outdoor Sport	Red - 1462.16		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Amber	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Amber			
	10 c) Would development affect the setting and/or significance of a listed building?	Amber			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered	Green			

	Battlefield?			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green		
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A large greenfield extension to the north of Brafferton. This site would have a significant impact on the built form and character of Brafferton. The site performs poorly against objectives five and nine.

E/034/001	OS Field 2337 West Way Crayke North Yorkshire			
Context:	This is a greenfield site. To the north west is residential development and West Way. The site extends around the rear of the Durham Ox car park, with greenfields to the south east. The far north eastern point of the sit abuts site ref E/034/004 (greenfield).			
Site Area (Ha):	0.39			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Amber		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Amber		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Amber	There is potential impact as the site is within the buffer zone as identified by Natural	Amber

landscape and protect the special qualities of the AONB's and National Park.				England.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 3778.54	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 4344.94		
		Primary School	Green - 344.9		
		Secondary School	Red - 4530.72		
		Doctors	Red - 3460.02		
		Convenience Store	Red - 4829.93		
		Village Hall	Red - 3651.64		
		Play Area	Green - 630.8		
		Recreation Area	Green - 284.29		
		Youth Provision	Green - 627.78		
Outdoor Sport	Green - 569.21				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?		Red	This site is in a highly sensitive location where development would impact unacceptably on the significance of designated heritage assets.	Red
	10 b) Would development affect the character and appearance of the conservation area?		Amber		
	10 c) Would development affect the setting and/or significance of a listed building?		Amber		
	10d) Will the development of the site affect non-designated heritage assets?		Green		
	10e) Would the development affect an important non-designated archaeological site?		Amber		
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?		Green		
	10g) Will development of the site affect the setting of an elevated conservation area?		Red		

	10h) Would development affect the setting of a Scheduled Ancient Monument?	Amber		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site to the rear of properties along West Way. The site is not connected to the existing settlement and would have negative impact on the form and character of Crayke and a heritage asset. Due to the rural nature of Crayke the site is also distant from services and amenities. Thus the site performs poorly against objectives five, nine and ten.

E/034/003	Land South East Of Crayke Primary School Easingwold Road Crayke North Yorkshire			
Context:	This is a greenfield site. The primary school is to the west and agricultural buildings to the east. Easingwold Road and residential development is to the north. There are greenfields to the south.			
Site Area (Ha):	0.57			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Well served by footpaths, cycle routes and the public transport network.	Green
	3b) Does the site have good connectivity to public transport?	Bus Stop Train Station		
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Amber		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Red		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Amber		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Amber		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Amber	There is potential impact as the site is within the buffer zone as identified by Natural	Amber

landscape and protect the special qualities of the AONB's and National Park.				England.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 3661.17	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 4227.56		
		Primary School	Green - 227.53		
		Secondary School	Red - 4413.35		
		Doctors	Red - 3342.64		
		Convenience Store	Red - 4604.11		
		Village Hall	Red - 3534.27		
		Play Area	Green - 513.42		
		Recreation Area	Green - 342.52		
		Youth Provision	Green - 510.4		
Outdoor Sport	Green - 451.83				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Amber			
	10 c) Would development affect the setting and/or significance of a listed building?	Amber			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Amber			

	10h) Would development affect the setting of a Scheduled Ancient Monument?	Amber		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site adjacent to the primary school. The site would not reflect the linear form of Crayke and as such would have a negative impact on the character and form of the settlement. Due to the rural nature of Crayke the site is also distant from services and amenities. Thus the site performs poorly against objectives five and nine.

E/034/004	Recreational Area Brandsby Street Crayke North Yorkshire			
Context:	This is a greenfield site. The site abuts site ref E/034/001 at the south western corner. The site is bounded by greenfields to the east, south and west, with residential development and Brandsby Street to the north west.			
Site Area (Ha):	0.72			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Amber		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Amber		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Amber	There is potential impact as the site is within the buffer zone as identified by Natural	Amber

landscape and protect the special qualities of the AONB's and National Park.				England.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 3879.54	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 4445.94		
		Primary School	Amber - 445.9		
		Secondary School	Red - 4631.72		
		Doctors	Red - 3561.02		
		Convenience Store	Red - 4930.92		
		Village Hall	Red - 3752.64		
		Play Area	Green - 731.8		
		Recreation Area	Green - 172.6		
		Youth Provision	Green - 728.77		
Outdoor Sport	Green - 670.21				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?		Red	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber
	10 b) Would development affect the character and appearance of the conservation area?		Amber		
	10 c) Would development affect the setting and/or significance of a listed building?		Green		
	10d) Will the development of the site affect non-designated heritage assets?		Green		
	10e) Would the development affect an important non-designated archaeological site?		Amber		
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?		Green		
	10g) Will development of the site affect the setting of an elevated conservation area?		Amber		

	10h) Would development affect the setting of a Scheduled Ancient Monument?	Amber		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site to the rear of properties along West Way. The site is not connected to the existing settlement and would have negative impact on the form and character of Crayke and a heritage asset. Due to the rural nature of Crayke the site is also distant from services and amenities. Thus the site performs poorly against objectives five, nine and ten.

E/041/002	Land Adjacent Ash Lea And Bellwood Cottage Raskelf Road Easingwold North Yorkshire			
Context:	This is a greenfield site. The site is bounded by Raskelf Road to the south, and residential development to the west and east. To the north is site ref E/041/045/H (greenfield).			
Site Area (Ha):	0.29			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Well served by footpaths, cycle routes and the public transport network.	Green
	3b) Does the site have good connectivity to public transport?	Green		
		Bus Stop		
		Train Station		
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Red		

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is likely to be appropriate for development.	Green
	5b) Is the site prominent in any significant views towards a settlement?	Green		
	5c) What is the impact on form and character of a settlement?	Green		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or AONB.	Green

landscape and protect the special qualities of the AONB's and National Park.					
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Green - 725.09	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Amber - 1298.17		
		Primary School	Amber - 486.18		
		Secondary School	Amber - 1380		
		Doctors	Amber - 827.69		
		Convenience Store	Red - 6284.4		
		Village Hall	Green - 594.91		
		Play Area	Red - 3353.31		
		Recreation Area	Red - 1991.9		
		Youth Provision	Amber - 1013.84		
		Outdoor Sport	Amber - 1044.8		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A small greenfield site off Raskelf Road within the settlement. The site performs adequately against the sustainability objectives but there are some issues that need addressing.

E/041/005	Land West Of York Road Easingwold North Yorkshire				
Context:	This site is a greenfield site. To the south east of the site is York Road. The south eastern portion of the site is also site ref E/041/005a/H (greenfield). To the south of the site is industrial use and to the south and west is site ref E/041/024 (greenfield). To the north are school playing fields and residential development.				
Site Area (Ha):	2.43				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Green			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Well served by footpaths, cycle routes and the public transport network.	Green	
	3b) Does the site have good connectivity to public transport?	Bus Stop			Green
		Train Station			
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green			
	4c) Would there be loss of best and most versatile agricultural land?	Amber			

existing buildings or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a suitable location, given its proposed preferred use and has potential to incorporate mitigation and enhancement measures. Further assessment will be required.	Amber
	5b) Is the site prominent in any significant views towards a settlement?	Amber		
	5c) What is the impact on form and character of a settlement?	Amber		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Amber		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Amber		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the quality and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or	Green

character of the landscape and protect the special qualities of the AONB's and National Park.				AONB.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Amber - 1282.28	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Amber - 857.88		
		Primary School	Red - 1873.55		
		Secondary School	Green - 772.51		
		Doctors	Red - 1704.76		
		Convenience Store	Red - 6213.04		
		Village Hall	Red - 1321.97		
		Play Area	Red - 4359.89		
		Recreation Area	Red - 2697.74		
		Youth Provision	Red - 1322.03		
Outdoor Sport	Amber - 927.5				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an	Green			

	elevated conservation area?			
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site on the southerly approach to Easingwold along York Road. Due to its edge-of-settlement location this site is some distance from some amenities and services. The site performs adequately against the sustainability objectives but there are some issues that need addressing.

E/041/005a	Land West Of York Road Easingwold North Yorkshire			
Context:	This site is a greenfield site. To the south east of the site is York Road. To the north west is site ref E/041/005/H (greenfield). To the south of the site is industrial use and the north is residential development.			
Site Area (Ha):	1.17			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Well served by footpaths, cycle routes and the public transport network.	Green
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Green</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Green			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is likely to be appropriate for development.	Green
	5b) Is the site prominent in any significant views towards a settlement?	Green		
	5c) What is the impact on form and character of a settlement?	Green		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Amber		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Amber		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or AONB.	Green

landscape and protect the special qualities of the AONB's and National Park.					
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Amber - 1252.12	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Amber - 827.73		
		Primary School	Red - 1843.4		
		Secondary School	Green - 742.35		
		Doctors	Red - 1674.61		
		Convenience Store	Red - 4329.73		
		Village Hall	Red - 1291.82		
		Play Area	Red - 4329.73		
		Recreation Area	Red - 2667.59		
		Youth Provision	Red - 1291.87		
		Outdoor Sport	Amber - 897.35		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site on the southerly approach to Easingwold along York Road. Due to its edge-of-settlement location this site is some distance from some amenities and services. The site performs adequately against the sustainability objectives but there are some issues that need addressing.

E/041/006	Land Adjacent 1 Alne Road Easingwold North Yorkshire				
Context:	The site is a greenfield site. The site is bounded to the north west by Alne Road, and greenfields to the south west. Sites ref ALT/E/041/058 and ALT/E/041/058a/G (both greenfield) are to the south east and residential development and site ref E/041/012/H (greenfield) is to the north west. There is residential development to the north, beyond Alne Road and to the north east of the site.				
Site Area (Ha):	2				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Green			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Amber			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber	
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td>Amber</td> </tr> <tr> <td>Train Station</td> <td></td> </tr> </table>			Bus Stop
Bus Stop	Amber				
Train Station					
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green			
	4c) Would there be loss of best and most versatile agricultural	Red			

the re-use of existing buildings or brownfield land	land?			
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Amber		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the	8a) Does the site have a negative impact on the setting of the	Green	The site will not have an impact on the setting of	Green

quality and character of the landscape and protect the special qualities of the AONB's and National Park.	National Park or AONB?		a national park or AONB.		
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Amber - 1060.57	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 1633.65		
		Primary School	Amber - 821.66		
		Secondary School	Red - 1715.47		
		Doctors	Amber - 1163.17		
		Convenience Store	Red - 6619.87		
		Village Hall	Amber - 930.39		
		Play Area	Red - 3287.65		
		Recreation Area	Red - 2327.38		
		Youth Provision	Red - 1349.32		
Outdoor Sport	Red - 1380.28				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the	Green			

	site affect the setting of an elevated conservation area?			
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site on the eastern edge of Easingwold, south of Alne Road. The site would have a significant impact on the built form of Easingwold and due to its edge of settlement location it is distant from services. The site performs poorly against objective five and nine

E/041/007	Land North Of Hall Windows And West Of Claypenny Cottages Millfield Lane Easingwold North Yorkshire			
Context:	This is a greenfield site. The eastern portion of the site is also included within site ref E/041/008 (greenfield). The site is bounded by Mill Lane to the east, green fields and site ref E/041/008 to the northeast, and residential development to the south.			
Site Area (Ha):	0.67			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Amber		
	4c) Would there be loss of best and most versatile agricultural land?	Red		

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Green		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or AONB.	Green

landscape and protect the special qualities of the AONB's and National Park.					
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Green - 680.34	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Amber - 1342.39		
		Primary School	Amber - 949.25		
		Secondary School	Amber - 1432.52		
		Doctors	Green - 322.97		
		Convenience Store	Red - 6747.47		
		Village Hall	Green - 582.49		
		Play Area	Red - 3149.33		
		Recreation Area	Red - 1487.18		
		Youth Provision	Green - 610.3		
		Outdoor Sport	Amber - 859.16		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Amber			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site on the northern edge of Easingwold, to the rear of Millfield Rise. The site would impact the built form of Easingwold and as such performs poorly against objective five.

E/041/008	Land North Of Hall Windows And West Of Claypenny Cottages Millfield Lane Easingwold North Yorkshire			
Context:	This is a greenfield site. The southern portion of the site is also included within site ref E/041/007 (greenfield). The site is bounded by Mill Lane to the east, green fields to the north and west, residential development to the south.			
Site Area (Ha):	0.47			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Amber		
	4c) Would there be loss of best and most versatile agricultural land?	Red		

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Green		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or AONB.	Green

landscape and protect the special qualities of the AONB's and National Park.					
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Green - 658.08	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Amber - 1320.13		
		Primary School	Amber - 926.99		
		Secondary School	Amber - 1410.27		
		Doctors	Green - 300.71		
		Convenience Store	Red - 6725.21		
		Village Hall	Green - 560.23		
		Play Area	Red - 3127.07		
		Recreation Area	Red - 1464.92		
		Youth Provision	Green - 588.04		
		Outdoor Sport	Amber - 836.9		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site on the northern edge of Easingwold, to the rear of Millfield Rise. The site would impact the built form of Easingwold and as such performs poorly against objective five.

E/041/010	Newlyn Oulston Road Easingwold North Yorkshire YO61 3PR			
Context:	This site includes a dwelling with curtilage and greenfield. The site is bounded to the west by Oulston Road and the Claypenny housing estate, and site ref ALT/E/041/053 (woodland). To the north, east and south are greenfields.			
Site Area (Ha):	0.38			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Amber		
	4c) Would there be loss of best and most versatile agricultural land?	Green		

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Amber		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Amber	There is potential impact as the site is within the buffer zone as identified by Natural	Amber

landscape and protect the special qualities of the AONB's and National Park.				England.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Amber - 1183.92	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 1750.32		
		Primary School	Red - 1656.69		
		Secondary School	Red - 1936.1		
		Doctors	Amber - 865.4		
		Convenience Store	Red - 5793.12		
		Village Hall	Amber - 1057.02		
		Play Area	Red - 2886.02		
		Recreation Area	Green - 504.23		
		Youth Provision	Green - 490.57		
Outdoor Sport	Amber - 901.49				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Amber			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Green			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site at Newlyn, north of Easingwold. The site would impact the built form of Easingwold and due to its edge of settlement location it is distant from services. The site performs poorly against objective five and nine

E/041/011	Millfield Surgery Millfield Lane Easingwold North Yorkshire YO61 3JR			
Context:	This site consists of Milfield Surgery and its overspill car park. This car park is also used by people accessing the Millfields Park and recreation area (site ref ALT/E/041/052/G), which is to the north of the surgery. There is residential development to the west, south and east. There is small level of residential development north of the over spill car park.			
Site Area (Ha):	0.65			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for	4a) Will the development re-use brownfield land?	Amber	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Amber		
	4c) Would there be loss of best	Red		

the re-use of existing buildings or brownfield land	and most versatile agricultural land?			
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a suitable location, given its proposed preferred use and has potential to incorporate mitigation and enhancement measures. Further assessment will be required.	Amber
	5b) Is the site prominent in any significant views towards a settlement?	Amber		
	5c) What is the impact on form and character of a settlement?	Amber		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the	8a) Does the site have a negative impact on the setting of the	Green	The site will not have an impact on the setting of	Green

quality and character of the landscape and protect the special qualities of the AONB's and National Park.	National Park or AONB?		a national park or AONB.		
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Green - 605.01	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Amber - 1267.06		
		Primary School	Amber - 873.92		
		Secondary School	Amber - 1357.19		
		Doctors	Green - 247.64		
		Convenience Store	Red - 6672.13		
		Village Hall	Green - 507.16		
		Play Area	Red - 3073.99		
		Recreation Area	Red - 1411.84		
		Youth Provision	Green - 534.96		
Outdoor Sport	Amber - 783.82				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Amber	This site is in a highly sensitive location where development would impact unacceptably on the significance of designated heritage assets.	Red	
	10 b) Would development affect the character and appearance of the conservation area?	Amber			
	10 c) Would development affect the setting and/or significance of a listed building?	Amber			
	10d) Will the development of the site affect non-designated heritage assets?	Amber			
	10e) Would the development affect an important non-designated archaeological site?	Red			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the	Green			

	site affect the setting of an elevated conservation area?			
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Neutral	The objective is not applicable as the site is only being considered for employment purposes.	Neutral
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Neutral		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Green	Development of the site has potential to deliver a range of good quality employment opportunities.	Green
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Green	Development of the site has potential to deliver.	Green
Summary of Sustainability Appraisal:				

A previously developed site towards the north of Easingwold on Millfield Lane. The site is in very close proximity to archaeological remains which may preclude it from development. Mitigation and careful design might be possible following further assessment. The site performs adequately against the sustainability objectives but there are some issues that need addressing.

E/041/012	OS Field 1776 Alne Road Easingwold North Yorkshire			
Context:	The site is a greenfield site. The site is bounded to the north by residential development and Alne Road. Site ref E/041/006/H (greenfield) and ALT/E/041/058 (and ALT/E/041/058a) are to the south west.			
Site Area (Ha):	1.13			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to a network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Red		

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is likely to be appropriate for development.	Green
	5b) Is the site prominent in any significant views towards a settlement?	Green		
	5c) What is the impact on form and character of a settlement?	Green		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or AONB.	Green

landscape and protect the special qualities of the AONB's and National Park.					
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Amber - 878.71	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Amber - 1451.79		
		Primary School	Amber - 639.8		
		Secondary School	Amber - 1533.62		
		Doctors	Amber - 981.31		
		Convenience Store	Red - 6438.02		
		Village Hall	Green - 748.54		
		Play Area	Red - 3366.83		
		Recreation Area	Red - 2145.52		
		Youth Provision	Red - 1167.46		
Outdoor Sport	Red - 1198.42				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site to the rear of properties on Alne Road. The triangular site fits behind properties and vegetation so will have limited impact on the character of Easingwold. The site performs adequately against the sustainability objectives but there are some issues that need addressing.

E/041/013	Part OS Field 6000 York Road Easingwold North Yorkshire				
Context:	This is a greenfield site. The A19 runs along the western boundary and York Road along the eastern boundary. These two highways meet at the southern point of the site, adjacent to the roundabout. To the north of the site is Crankley Lane and greenfields beyond.				
Site Area (Ha):	8.92				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Green			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Red	Poor or no links to footpaths, cycle routes and the public transport network.	Red	
	3b) Does the site have good connectivity to public transport?	Bus Stop			Red
		Train Station			Red
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green			
	4c) Would there be loss of best and most versatile agricultural	Red			

existing buildings or brownfield land	land?			
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Red		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the quality and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or	Green

character of the landscape and protect the special qualities of the AONB's and National Park.				AONB.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 2679.84	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Amber - 998.18		
		Primary School	Red - 3271.11		
		Secondary School	Red - 2170.07		
		Doctors	Red - 3102.32		
		Convenience Store	Red - 5012.9		
		Village Hall	Red - 2719.53		
		Play Area	Red - 4778.72		
		Recreation Area	Red - 4095.3		
		Youth Provision	Red - 2719.58		
		Outdoor Sport	Red - 2325.06		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an	Green			

	elevated conservation area?			
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Neutral	The objective is not applicable as the site is only being considered for employment purposes.	Neutral
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Neutral		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Green	Development of the site has potential to deliver a range of good quality employment opportunities.	Green
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Green	Development of the site has potential to deliver.	Green
Summary of Sustainability Appraisal:				

A greenfield site south of Easingwold where York Road joins with the A19. This site is distant from Easingwold and as such distant from services and sustainable transport options. The site will have a significant impact on the open countryside. The site performs poorly against objectives three, five and nine.

E/041/015	Land To The North Of Shires Bridge Mill Easingwold North Yorkshire				
Context:	This is a greenfield site. The site is bounded to the east by the A19 and the entrance to Hawkhill Estate. To the south of the site is site ref E/041/030/E (greenfield) and industrial/business use buildings. To the north and west are greenfields.				
Site Area (Ha):	4.33				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Objective Score		
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.		
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Green			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Red	Poor or no links to footpaths, cycle routes and the public transport network.	Red	
	3b) Does the site have good connectivity to public transport?	Bus Stop			Red
		Train Station			Red
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Amber			
	4c) Would there be loss of best and most versatile agricultural land?	Amber			

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Red		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or AONB.	Green

landscape and protect the special qualities of the AONB's and National Park.					
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 2983.4	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Green - 165.37		
		Primary School	Red - 3574.67		
		Secondary School	Red - 2473.63		
		Doctors	Red - 3405.88		
		Convenience Store	Red - 4482.14		
		Village Hall	Red - 3023.09		
		Play Area	Red - 4706.58		
		Recreation Area	Red - 4398.86		
		Youth Provision	Red - 3023.15		
Outdoor Sport	Red - 2628.62				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Neutral	The objective is not applicable as the site is only being considered for employment purposes.	Neutral
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Neutral		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Green	Development of the site has potential to deliver a range of good quality employment opportunities.	Green
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Green	Development of the site has potential to deliver.	Green
Summary of Sustainability Appraisal:				

A greenfield site to the north of Shire Bridge Business Park. This site is distant from Easingwold and as such distant from services and sustainable transport options. The site will have a significant impact on the open countryside. The site performs poorly against objectives three, five and nine.

E/041/016	Land North East Of Easingwold Community Primary School Thirsk Road Easingwold North Yorkshire				
Context:	This is a greenfield site which includes redundant agricultural buildings to the west of the site. The western boundary of the site follows Thirsk road, abutting St Johns The Baptist Church, Church Hill at the far south of the site. The site includes site ref ALT/E/041/057 (greenfield) along its western boundary. Site ref E/041/043 (greenfield) is to the north of the site, and Shires Beck.				
Site Area (Ha):	6.62				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Green			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Amber			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber	
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td>Amber</td> </tr> <tr> <td>Train Station</td> <td></td> </tr> </table>			Bus Stop
Bus Stop	Amber				
Train Station					
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Amber			
	4c) Would there be loss of best	Red			

the re-use of existing buildings or brownfield land	and most versatile agricultural land?			
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Amber		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the	8a) Does the site have a negative impact on the setting of the	Green	The site will not have an impact on the setting of	Green

quality and character of the landscape and protect the special qualities of the AONB's and National Park.	National Park or AONB?		a national park or AONB.																							
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	<table border="1"> <tr> <td data-bbox="675 477 855 555">Town Centre</td> <td data-bbox="855 477 991 555">Amber - 1058.14</td> </tr> <tr> <td data-bbox="675 555 855 696">Industrial Estate/ Business Park</td> <td data-bbox="855 555 991 696">Red - 1631.22</td> </tr> <tr> <td data-bbox="675 696 855 775">Primary School</td> <td data-bbox="855 696 991 775">Amber - 442.03</td> </tr> <tr> <td data-bbox="675 775 855 853">Secondary School</td> <td data-bbox="855 775 991 853">Red - 1713.04</td> </tr> <tr> <td data-bbox="675 853 855 931">Doctors</td> <td data-bbox="855 853 991 931">Amber - 1160.74</td> </tr> <tr> <td data-bbox="675 931 855 1010">Convenience Store</td> <td data-bbox="855 931 991 1010">Red - 5883.76</td> </tr> <tr> <td data-bbox="675 1010 855 1088">Village Hall</td> <td data-bbox="855 1010 991 1088">Amber - 927.96</td> </tr> <tr> <td data-bbox="675 1088 855 1167">Play Area</td> <td data-bbox="855 1088 991 1167">Red - 3987.09</td> </tr> <tr> <td data-bbox="675 1167 855 1245">Recreation Area</td> <td data-bbox="855 1167 991 1245">Red - 2324.94</td> </tr> <tr> <td data-bbox="675 1245 855 1323">Youth Provision</td> <td data-bbox="855 1245 991 1323">Red - 1346.88</td> </tr> <tr> <td data-bbox="675 1323 855 1346">Outdoor Sport</td> <td data-bbox="855 1323 991 1346">Red - 1377.85</td> </tr> </table>	Town Centre	Amber - 1058.14	Industrial Estate/ Business Park	Red - 1631.22	Primary School	Amber - 442.03	Secondary School	Red - 1713.04	Doctors	Amber - 1160.74	Convenience Store	Red - 5883.76	Village Hall	Amber - 927.96	Play Area	Red - 3987.09	Recreation Area	Red - 2324.94	Youth Provision	Red - 1346.88	Outdoor Sport	Red - 1377.85	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
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	site affect the setting of an elevated conservation area?			
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A large greenfield site to the rear of Easingwold Community Primary School. The site would impact the built form of Easingwold and due to its edge of settlement location it is distant from services. The site performs poorly against objective five and nine

E/041/016a	Land North And North East Of and Kyle Farm Husthwaite Road, Land North East Of Easingwold Community		EAS1	
Context:	This is a greenfield site which includes redundant agricultural buildings to the west of the site. The western boundary of the site follows Thirsk road, abutting St Johns The Baptist Church, Church Hill at the far south of the site. The site includes site ref ALT/E/041/057 (greenfield) along its western boundary. Site ref E/041/043 (greenfield) is to the north of the site, and Shires Beck.			
Site Area (Ha):	6.31			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Amber		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	Bus Stop Train Station		
4. To protect and enhance soils and the most efficient use of land through	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Amber		

optimising opportunities for the re-use of existing buildings or brownfield land	4c) Would there be loss of best and most versatile agricultural land?	Red	be required.	
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Amber		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Amber		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Amber		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		

<p>8. To maintain and enhance the quality and character of the landscape and protect the special qualities of the AONB's and National Park.</p>	<p>8a) Does the site have a negative impact on the setting of the National Park or AONB?</p>		<p>Green</p>	<p>The site will not have an impact on the setting of a national park or AONB.</p>	<p>Green</p>																					
<p>9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves</p>	<p>9a) Does the site have good connectivity to the following services and facilities?</p>	<table border="1"> <tr> <td data-bbox="673 555 849 622">Town Centre</td> <td data-bbox="849 555 991 622">Amber - 1060.28</td> </tr> <tr> <td data-bbox="673 622 849 768">Industrial Estate/ Business Park</td> <td data-bbox="849 622 991 768">Red - 1633.36</td> </tr> <tr> <td data-bbox="673 768 849 835">Primary School</td> <td data-bbox="849 768 991 835">Amber - 444.17</td> </tr> <tr> <td data-bbox="673 835 849 902">Secondary School</td> <td data-bbox="849 835 991 902">Red - 1715.19</td> </tr> <tr> <td data-bbox="673 902 849 969">Doctors</td> <td data-bbox="849 902 991 969">Amber - 1162.88</td> </tr> <tr> <td data-bbox="673 969 849 1037">Convenience Store</td> <td data-bbox="849 969 991 1037">Red - 3979.67</td> </tr> <tr> <td data-bbox="673 1037 849 1104">Village Hall</td> <td data-bbox="849 1037 991 1104">Amber - 930.11</td> </tr> <tr> <td data-bbox="673 1104 849 1171">Play Area</td> <td data-bbox="849 1104 991 1171">Red - 3989.23</td> </tr> <tr> <td data-bbox="673 1171 849 1238">Recreation Area</td> <td data-bbox="849 1171 991 1238">Red - 2327.09</td> </tr> <tr> <td data-bbox="673 1238 849 1305">Youth Provision</td> <td data-bbox="849 1238 991 1305">Red - 1349.03</td> </tr> <tr> <td data-bbox="673 1305 849 1373">Outdoor Sport</td> <td data-bbox="849 1305 991 1373">Red - 1379.99</td> </tr> </table>	Town Centre	Amber - 1060.28	Industrial Estate/ Business Park	Red - 1633.36	Primary School	Amber - 444.17	Secondary School	Red - 1715.19	Doctors	Amber - 1162.88	Convenience Store	Red - 3979.67	Village Hall	Amber - 930.11	Play Area	Red - 3989.23	Recreation Area	Red - 2327.09	Youth Provision	Red - 1349.03	Outdoor Sport	Red - 1379.99	<p>No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.</p>	<p>Red</p>
Town Centre	Amber - 1060.28																									
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<p>10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.</p>	<table border="1"> <tr> <td data-bbox="426 1429 849 1496">10 a) Is the development in a conservation area?</td> <td data-bbox="849 1429 991 1496">Amber</td> </tr> <tr> <td data-bbox="426 1496 849 1597">10 b) Would development affect the character and appearance of the conservation area?</td> <td data-bbox="849 1496 991 1597">Amber</td> </tr> <tr> <td data-bbox="426 1597 849 1709">10 c) Would development affect the setting and/or significance of a listed building?</td> <td data-bbox="849 1597 991 1709">Amber</td> </tr> <tr> <td data-bbox="426 1709 849 1821">10d) Will the development of the site affect non-designated heritage assets?</td> <td data-bbox="849 1709 991 1821">Amber</td> </tr> <tr> <td data-bbox="426 1821 849 1933">10e) Would the development affect an important non-designated archaeological site?</td> <td data-bbox="849 1821 991 1933">Amber</td> </tr> <tr> <td data-bbox="426 1933 849 2031">10f) Will the development of the site affect a Registered Historic Park and Garden or Registered</td> <td data-bbox="849 1933 991 2031">Green</td> </tr> </table>	10 a) Is the development in a conservation area?	Amber	10 b) Would development affect the character and appearance of the conservation area?	Amber	10 c) Would development affect the setting and/or significance of a listed building?	Amber	10d) Will the development of the site affect non-designated heritage assets?	Amber	10e) Would the development affect an important non-designated archaeological site?	Amber	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered	Green	<p>This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.</p>	<p>Amber</p>											
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10f) Will the development of the site affect a Registered Historic Park and Garden or Registered	Green																									

	Battlefield?			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green		
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A large greenfield site to the rear of Easingwold Community Primary School. The site would impact the built form of Easingwold and due to its edge of settlement location it is distant from services. The site performs poorly against objective five and nine

E/041/017	OS Field 4530 Knott Lane Easingwold North Yorkshire			
Context:	This is a greenfield site. The site is bounded by Knott Lane to the west and school playing fields to the east. Site ref PST/E/041/060 (greenfield) is to the north and greenfield to the south. To eastern most part of the site includes a portion of site ref ALT/E/041/049 (greenfield).			
Site Area (Ha):	3.55			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to a network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

existing buildings or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Amber		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or	Green

character of the landscape and protect the special qualities of the AONB's and National Park.				AONB.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Amber - 1424.21	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 1997.29		
		Primary School	Amber - 1185.29		
		Secondary School	Red - 2079.11		
		Doctors	Red - 1526.81		
		Convenience Store	Red - 6983.51		
		Village Hall	Red - 1294.03		
		Play Area	Red - 4172.41		
		Recreation Area	Red - 2691.01		
		Youth Provision	Red - 1712.95		
Outdoor Sport	Red - 1743.92				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Amber			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an	Green			

	elevated conservation area?			
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A linear greenfield site stretching east-west from Knott Lane to Easingwold School. On its own this site is distant from the settlement boundary and services and amenities. It would have a impact on the built form. The site performs poorly against objectives five and nine.

E/041/018	OS Fields 4266 & 4295 Knott Lane Easingwold North Yorkshire			
Context:	This is a greenfield site. The site is bounded by Knott Lane to the west. There is residential development and Stonefield Avenue to the north and north east. Site ref E/041/038/H (greenfield) is to the south. A single dwelling, Knott Lodge, is off the south western corner of the site.			
Site Area (Ha):	3.89			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Amber		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to a network.	Amber
	3b) Does the site have good connectivity to public transport?	Bus Stop Train Station		
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural	Red		

existing buildings or brownfield land	land?			
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a suitable location, given its proposed preferred use and has potential to incorporate mitigation and enhancement measures. Further assessment will be required.	Amber
	5b) Is the site prominent in any significant views towards a settlement?	Amber		
	5c) What is the impact on form and character of a settlement?	Amber		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or	Green

character of the landscape and protect the special qualities of the AONB's and National Park.				AONB.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Amber - 1031.79	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 1604.87		
		Primary School	Amber - 792.88		
		Secondary School	Red - 1686.69		
		Doctors	Amber - 1134.39		
		Convenience Store	Red - 6591.09		
		Village Hall	Amber - 901.61		
		Play Area	Red - 3779.99		
		Recreation Area	Red - 2298.59		
		Youth Provision	Red - 1320.53		
		Outdoor Sport	Red - 1351.5		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site has the potential to preserve the historic environment, and it is unlikely that the development of this site will affect any designated or non-designated heritage assets.	Green	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an	Green			

	elevated conservation area?			
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site to the rear of Stonefield Avenue, south of Easingwold. This site would extend Easingwold into the countryside. However, the built form of Easingwold is varied and a sensitive design would lessen any impact. Whilst the site is distant from some services and amenities its location within a town should make mitigation possible. The site performs adequately against the sustainability objectives but there are some issues that need addressing.

E/041/018a	OS Fields 4266 & 4295 Knott Lane Easingwold North Yorkshire			
Context:	This is a greenfield site, the northern portion of site ref E/041/018. The site is bounded by Knott Lane to the west. There is residential development and Stonefield Avenue to the north and north east. Site ref E/041/018 (greenfield) to the south. This site is also included within site ref E/041/018.			
Site Area (Ha):	1.84			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural	Red		

existing buildings or brownfield land	land?			
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a suitable location, given its proposed preferred use and has potential to incorporate mitigation and enhancement measures. Further assessment will be required.	Amber
	5b) Is the site prominent in any significant views towards a settlement?	Amber		
	5c) What is the impact on form and character of a settlement?	Amber		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the quality and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or	Green

character of the landscape and protect the special qualities of the AONB's and National Park.			AONB.		
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Amber - 966.92	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Amber - 1540		
		Primary School	Amber - 728		
		Secondary School	Red - 1621.82		
		Doctors	Amber - 1069.51		
		Convenience Store	Red - 3658.4		
		Village Hall	Amber - 836.74		
		Play Area	Red - 3715.12		
		Recreation Area	Red - 2233.72		
		Youth Provision	Red - 1255.66		
Outdoor Sport	Red - 1286.62				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Amber			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an	Green			

	elevated conservation area?			
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Amber	Site has limited potential.	Amber
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Amber	Site has limited potential.	Amber
Summary of Sustainability Appraisal:				

A greenfield site to the rear of Stonefield Avenue, south of Easingwold. This site would extend Easingwold into the countryside. However, the built form of Easingwold is varied and a sensitive design would lessen any impact. Whilst the site is distant from some services and amenities its location within a town should make mitigation possible. The site performs adequately against the sustainability objectives but there are some issues that need addressing.

E/041/021	Land South East Of White Horse View Copperclay Walk Easingwold North Yorkshire			
Context:	This is a greenfield site. The site is bounded by the Millfields Park and recreation area (ALT/E/041/052/G) to the west, residential development to the north and south and greenfield and residential development to the east.			
Site Area (Ha):	1.50			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Well served by footpaths, cycle routes and the public transport network.	Green
	3b) Does the site have good connectivity to public transport?	Green		
		Bus Stop		
		Train Station		
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Amber		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Green		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Amber	There is potential impact as the site is within the buffer zone as identified by Natural	Amber

landscape and protect the special qualities of the AONB's and National Park.				England.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Amber - 1076.38	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 1642.78		
		Primary School	Red - 1549.15		
		Secondary School	Red - 1828.56		
		Doctors	Amber - 757.86		
		Convenience Store	Red - 6139.17		
		Village Hall	Amber - 949.48		
		Play Area	Red - 2778.49		
		Recreation Area	Amber - 781.88		
		Youth Provision	Green - 651.29		
		Outdoor Sport	Amber - 793.95		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Amber	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Amber			
	10 c) Would development affect the setting and/or significance of a listed building?	Amber			
	10d) Will the development of the site affect non-designated heritage assets?	Amber			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site to the east of Millfields Park and Recreation area. The site is well hidden behind buildings and vegetation, however, it does not connect well to the built form of the area and encroaches on the openness of Millfields Park. The site is also distant from some services and amenities. The site performs poorly against objective five and nine.

E/041/022	Land off Thirsk Road and Millfield Lane Easignwold			
Context:	This is a greenfield site. Raskelf Road and residential development is to the south. Thirsk Road runs along the northern boundary of the site. Toft Ings Lane connects Raskelf Road and Thirsk Road, and marks the western boundary of the site. Site ref ALT/E/041/055 is within the site to the south east corner. There is residential development to the east of the site. Within the site is site ref E/041/027/H (industrial) at the south eastern corner of the site. Site ref E/041/045 abuts the south eastern corner of the site, but is not within this site.			
Site Area (Ha):	29.06			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Amber		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Amber		

optimising opportunities for the re-use of existing buildings or brownfield land	4c) Would there be loss of best and most versatile agricultural land?	Red	be required.	
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Red		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		

<p>8. To maintain and enhance the quality and character of the landscape and protect the special qualities of the AONB's and National Park.</p>	<p>8a) Does the site have a negative impact on the setting of the National Park or AONB?</p>		<p>Green</p>	<p>The site will not have an impact on the setting of a national park or AONB.</p>	<p>Green</p>																					
<p>9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves</p>	<p>9a) Does the site have good connectivity to the following services and facilities?</p>	<table border="1"> <tr> <td data-bbox="675 546 847 618">Town Centre</td> <td data-bbox="847 546 991 618">Amber - 1326.52</td> </tr> <tr> <td data-bbox="675 618 847 763">Industrial Estate/ Business Park</td> <td data-bbox="847 618 991 763">Red - 1899.6</td> </tr> <tr> <td data-bbox="675 763 847 835">Primary School</td> <td data-bbox="847 763 991 835">Amber - 710.41</td> </tr> <tr> <td data-bbox="675 835 847 907">Secondary School</td> <td data-bbox="847 835 991 907">Red - 1981.42</td> </tr> <tr> <td data-bbox="675 907 847 978">Doctors</td> <td data-bbox="847 907 991 978">Red - 1429.12</td> </tr> <tr> <td data-bbox="675 978 847 1050">Convenience Store</td> <td data-bbox="847 978 991 1050">Red - 6316.35</td> </tr> <tr> <td data-bbox="675 1050 847 1122">Village Hall</td> <td data-bbox="847 1050 991 1122">Red - 1196.34</td> </tr> <tr> <td data-bbox="675 1122 847 1193">Play Area</td> <td data-bbox="847 1122 991 1193">Red - 4255.47</td> </tr> <tr> <td data-bbox="675 1193 847 1265">Recreation Area</td> <td data-bbox="847 1193 991 1265">Red - 2593.32</td> </tr> <tr> <td data-bbox="675 1265 847 1337">Youth Provision</td> <td data-bbox="847 1265 991 1337">Red - 1615.26</td> </tr> <tr> <td data-bbox="675 1337 847 1420">Outdoor Sport</td> <td data-bbox="847 1337 991 1420">Red - 1646.23</td> </tr> </table>	Town Centre	Amber - 1326.52	Industrial Estate/ Business Park	Red - 1899.6	Primary School	Amber - 710.41	Secondary School	Red - 1981.42	Doctors	Red - 1429.12	Convenience Store	Red - 6316.35	Village Hall	Red - 1196.34	Play Area	Red - 4255.47	Recreation Area	Red - 2593.32	Youth Provision	Red - 1615.26	Outdoor Sport	Red - 1646.23	<p>No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.</p>	<p>Red</p>
Town Centre	Amber - 1326.52																									
Industrial Estate/ Business Park	Red - 1899.6																									
Primary School	Amber - 710.41																									
Secondary School	Red - 1981.42																									
Doctors	Red - 1429.12																									
Convenience Store	Red - 6316.35																									
Village Hall	Red - 1196.34																									
Play Area	Red - 4255.47																									
Recreation Area	Red - 2593.32																									
Youth Provision	Red - 1615.26																									
Outdoor Sport	Red - 1646.23																									
<p>10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.</p>	<table border="1"> <tr> <td data-bbox="427 1420 847 1491">10 a) Is the development in a conservation area?</td> <td data-bbox="847 1420 991 1491">Green</td> </tr> <tr> <td data-bbox="427 1491 847 1599">10 b) Would development affect the character and appearance of the conservation area?</td> <td data-bbox="847 1491 991 1599">Green</td> </tr> <tr> <td data-bbox="427 1599 847 1706">10 c) Would development affect the setting and/or significance of a listed building?</td> <td data-bbox="847 1599 991 1706">Amber</td> </tr> <tr> <td data-bbox="427 1706 847 1814">10d) Will the development of the site affect non-designated heritage assets?</td> <td data-bbox="847 1706 991 1814">Green</td> </tr> <tr> <td data-bbox="427 1814 847 1921">10e) Would the development affect an important non-designated archaeological site?</td> <td data-bbox="847 1814 991 1921">Amber</td> </tr> <tr> <td data-bbox="427 1921 847 2031">10f) Will the development of the site affect a Registered Historic Park and Garden or Registered</td> <td data-bbox="847 1921 991 2031">Green</td> </tr> </table>		10 a) Is the development in a conservation area?	Green	10 b) Would development affect the character and appearance of the conservation area?	Green	10 c) Would development affect the setting and/or significance of a listed building?	Amber	10d) Will the development of the site affect non-designated heritage assets?	Green	10e) Would the development affect an important non-designated archaeological site?	Amber	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered	Green	<p>This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.</p>	<p>Amber</p>										
10 a) Is the development in a conservation area?	Green																									
10 b) Would development affect the character and appearance of the conservation area?	Green																									
10 c) Would development affect the setting and/or significance of a listed building?	Amber																									
10d) Will the development of the site affect non-designated heritage assets?	Green																									
10e) Would the development affect an important non-designated archaeological site?	Amber																									
10f) Will the development of the site affect a Registered Historic Park and Garden or Registered	Green																									

	Battlefield?			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green		
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A significant greenfield site to the north west of Easingwold between Thirsk Road and Raskelf Road. Whilst the site is distant from services and amenities, its size means some of these services could be provided on site. However, the site is large and would have a significant impact on the character and form of Easingwold. The site performs poorly against objective five.

E/041/023	Longbridge House Stillington Road Easingwold North Yorkshire YO61 3ET				
Context:	This site includes a dwelling with curtilage and greenfield. The site is bounded by Stillington Road to the north. There are agricultural buildings to the west, and greenfields to the south and east.				
Site Area (Ha):	0.87				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Green			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Well served by footpaths, cycle routes and the public transport network.	Green	
	3b) Does the site have good connectivity to public transport?	Bus Stop			Green
		Train Station			
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Amber	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green			
	4c) Would there be loss of best and most versatile agricultural land?	Amber			

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a suitable location, given its proposed preferred use and has potential to incorporate mitigation and enhancement measures. Further assessment will be required.	Amber
	5b) Is the site prominent in any significant views towards a settlement?	Amber		
	5c) What is the impact on form and character of a settlement?	Amber		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Amber		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Amber		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or AONB.	Green

landscape and protect the special qualities of the AONB's and National Park.					
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Amber - 1197.74	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Green - 350.15		
		Primary School	Red - 1789.01		
		Secondary School	Amber - 1080.6		
		Doctors	Red - 1620.23		
		Convenience Store	Red - 5330.57		
		Village Hall	Red - 1200.59		
		Play Area	Red - 4238.51		
		Recreation Area	Red - 2576.36		
		Youth Provision	Red - 1200.65		
Outdoor Sport	Green - 200.01				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site has the potential to preserve the historic environment, and it is unlikely that the development of this site will affect any designated or non-designated heritage assets.	Green	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Green			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site adjacent to a small employment site along Stillington Road. The site will require reasonable mitigation against noise from neighbouring uses. Due to its edge-of-settlement location the site is distant from services and amenities and as the site is small it is difficult to mitigate this. The site performs poorly against objective nine.

E/041/024	Land To The South Of Roxby House York Road Easingwold North Yorkshire			
Context:	The is a greenfield site. The south eastern corner abuts York Road. The site is bounded by business use to the east, and greenfields to the west and north. Site ref E/041/005 (greenfield) is to part of the eastern boundary.			
Site Area (Ha):	8.42			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	Bus Stop Train Station		
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Red		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or AONB.	Green

landscape and protect the special qualities of the AONB's and National Park.					
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 1799.8	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Amber - 1375.4		
		Primary School	Red - 2391.07		
		Secondary School	Amber - 1290.03		
		Doctors	Red - 2222.28		
		Convenience Store	Red - 5887.32		
		Village Hall	Red - 1839.49		
		Play Area	Red - 4877.41		
		Recreation Area	Red - 3215.26		
		Youth Provision	Red - 1839.55		
		Outdoor Sport	Red - 1445.02		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site south of Easingwold along York Road to the rear of Roxby Business Park. The site is distant from the settlement and its services and would impact on the character of the settlement. The site performs poorly against objective five and nine

E/041/026	OS Field 349A Hustwaite Road Easingwold North Yorkshire			
Context:	This is a greenfield site. Hustwaite Road is to the north east and Thirsk Road to the south west. Site ref E/041/042 (greenfield) is to the north, and industrial and residential development to the south.			
Site Area (Ha):	0.20			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Amber		
	4c) Would there be loss of best and most versatile agricultural land?	Red		

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a suitable location, given its proposed preferred use and has potential to incorporate mitigation and enhancement measures. Further assessment will be required.	Amber
	5b) Is the site prominent in any significant views towards a settlement?	Amber		
	5c) What is the impact on form and character of a settlement?	Amber		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Amber		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Amber		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or AONB.	Green

landscape and protect the special qualities of the AONB's and National Park.					
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Amber - 1111.24	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 1684.32		
		Primary School	Amber - 495.13		
		Secondary School	Red - 1766.14		
		Doctors	Red - 1213.83		
		Convenience Store	Red - 5815.86		
		Village Hall	Amber - 981.06		
		Play Area	Red - 4040.19		
		Recreation Area	Red - 2378.04		
		Youth Provision	Red - 1399.98		
		Outdoor Sport	Red - 1430.94		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A small greenfield site adjacent to Rose Bower Garage on the northern approach to Easingwold. As it's on the edge of Easingwold it is distant from some amenities and services which will be difficult to mitigate due to the sites size and location. The site performs poorly against objective nine.

E/041/027	Prospect Park Thirsk Road Easingwold North Yorkshire YO61 3HL			
Context:	This is an industrial site with some greenfield. Site ref ALT/E/041/055 (greenfield) is to the west. This site is also included within site ref ALT/E/041/055. Site ref E/041/045/H (greenfield) is to the south. Residential development to the north and east. This site is also included within site ref E/041/022 (greenfield and industrial).			
Site Area (Ha):	1.73			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	Bus Stop Train Station		
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of	4a) Will the development re-use brownfield land?	Green	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Amber		
	4c) Would there be loss of best and most versatile agricultural	Red		

existing buildings or brownfield land	land?			
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a suitable location, given its proposed preferred use and has potential to incorporate mitigation and enhancement measures. Further assessment will be required.	Amber
	5b) Is the site prominent in any significant views towards a settlement?	Green		
	5c) What is the impact on form and character of a settlement?	Green		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or	Green

character of the landscape and protect the special qualities of the AONB's and National Park.				AONB.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Amber - 973.79	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Amber - 1546.87		
		Primary School	Green - 357.68		
		Secondary School	Red - 1628.69		
		Doctors	Amber - 1076.39		
		Convenience Store	Red - 5963.62		
		Village Hall	Amber - 843.61		
		Play Area	Red - 3902.74		
		Recreation Area	Red - 2240.59		
		Youth Provision	Red - 1262.53		
Outdoor Sport	Red - 1293.5				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an	Green			

	elevated conservation area?			
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

Greenfield site to the rear of prospect park. This site is distant from some services and amenities. A site of this size is unlikely to bring services or amenities but improvements to provision in Easingwold in general could mitigate. The site performs poorly against objective nine.

E/041/028	Land West of Stone Cross Court & North of Raskelf Rd Easingwold North Yorkshire			
Context:	This is a greenfield site. The site is bounded by Raskelf Road and residential development to the south. Site ref E/041/022 also includes this site and extends west and north. Site ref E/041/045/H and E/041/027/H (greenfield and industrial) are to the east.			
Site Area (Ha):	16.83			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Amber		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	Bus Stop Train Station		
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Amber		
	4c) Would there be loss of best and most versatile agricultural	Red		

existing buildings or brownfield land	land?			
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Red		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or	Green

character of the landscape and protect the special qualities of the AONB's and National Park.				AONB.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Amber - 1282.42	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 1855.5		
		Primary School	Amber - 1043.51		
		Secondary School	Red - 1937.33		
		Doctors	Red - 1385.02		
		Convenience Store	Red - 6841.73		
		Village Hall	Red - 1152.24		
		Play Area	Red - 3141.78		
		Recreation Area	Red - 2549.23		
		Youth Provision	Red - 1571.17		
Outdoor Sport	Red - 1602.13				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an	Green			

	elevated conservation area?			
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A large greenfield site north of Raskelf Road. Whilst the site is distant from services and amenities, its size means some of these services could be provided on site. However, the site is large and would have a significant impact on the character and form of Easingwold. The site performs poorly against objective five.

E/041/029	OS Field 0044 Thirsk Road Easingwold North Yorkshire			
Context:	The is a greenfield site. The site is bounded to the north by Thirsk Road, and to the west by a track (Toft Ings Lane) linking Raskelf Road with Thirsk Road. To the south is site ref E/041/022 (greenfield), of which this site is also included within.			
Site Area (Ha):	6.57			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	Amber		
		Bus Stop		
		Train Station		
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Amber		
	4c) Would there be loss of best and most versatile agricultural land?	Red		

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Red		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Amber		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Amber		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or AONB.	Green

landscape and protect the special qualities of the AONB's and National Park.					
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Amber - 1578.74	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 2151.82		
		Primary School	Amber - 962.63		
		Secondary School	Red - 2233.64		
		Doctors	Red - 1681.33		
		Convenience Store	Red - 6283.36		
		Village Hall	Red - 1448.56		
		Play Area	Red - 3683.67		
		Recreation Area	Red - 2845.54		
		Youth Provision	Red - 1867.48		
		Outdoor Sport	Red - 1898.44		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Amber			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Neutral	The site, if put forward for residential development, has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Neutral		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	Unable to answer due to lack of information provided.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	Unable to answer due to lack of information provided.	Neutral
Summary of Sustainability Appraisal:				

A large greenfield site south of Thirsk Road. Whilst the site is distant from services and amenities, its size means some of these services could be provided on site. However, the site is large and would have a significant impact on the character and form of Easingwold. The site performs poorly against objective five.

E/041/030	Land West Of Shires Bridge Mill Easingwold North Yorkshire		EAS2		
Context:	This is a greenfield site. The site is bounded by industrial/business use to the east. Site ref E/041/015 (greenfield) is to the north. To the west and south are greenfields.				
Site Area (Ha):	2.55				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Green			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Red	Poor or no links to footpaths, cycle routes and the public transport network.	Red	
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td>Red</td> </tr> <tr> <td>Train Station</td> <td>Red</td> </tr> </table>			Bus Stop
Bus Stop	Red				
Train Station	Red				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings or brownfield	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green			
	4c) Would there be loss of best and most versatile agricultural land?	Amber			

land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a suitable location, given its proposed preferred use and has potential to incorporate mitigation and enhancement measures. Further assessment will be required.	Amber
	5b) Is the site prominent in any significant views towards a settlement?	Red		
	5c) What is the impact on form and character of a settlement?	Amber		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and character of the landscape and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or AONB.	Green

protect the special qualities of the AONB's and National Park.					
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 3069.17	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Green - 208.64		
		Primary School	Red - 3660.44		
		Secondary School	Red - 2559.4		
		Doctors	Red - 3491.65		
		Convenience Store	Red - 4567.9		
		Village Hall	Red - 3108.86		
		Play Area	Red - 4792.35		
		Recreation Area	Red - 4484.63		
		Youth Provision	Red - 3108.91		
		Outdoor Sport	Red - 2714.39		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			
	10h) Would development affect	Green			

	the setting of a Scheduled Ancient Monument?			
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Neutral	The objective is not applicable as the site is only being considered for employment purposes.	Neutral
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Neutral		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Green	Development of the site has potential to deliver a range of good quality employment opportunities.	Green
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Green	Development of the site has potential to deliver.	Green
Summary of Sustainability Appraisal:				

A greenfield site to the west of Shire Bridge Business Park. This site is distant from Easingwold and as such distant from services and sustainable transport options. The site performs poorly against objectives three and nine.

E/041/031	Shires Bridge Mill Easingwold North Yorkshire YO61 3EQ				
Context:	This site has some business use and greenfield. The site is bounded to the west by industrial/business use. Site ref E/041/015 (greenfield) is to the north. To the east is York Road, and greenfield to the south.				
Site Area (Ha):	0.71				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Green			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Red	Poor or no links to footpaths, cycle routes and the public transport network.	Red	
	3b) Does the site have good connectivity to public transport?	Bus Stop			Red
		Train Station			
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Amber			
	4c) Would there be loss of best and most versatile agricultural land?	Amber			

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Red		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or AONB.	Green

landscape and protect the special qualities of the AONB's and National Park.					
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 2887.66	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Green - 246.73		
		Primary School	Red - 3478.93		
		Secondary School	Red - 2377.89		
		Doctors	Red - 3310.15		
		Convenience Store	Red - 4386.4		
		Village Hall	Red - 2927.35		
		Play Area	Red - 4610.84		
		Recreation Area	Red - 4303.12		
		Youth Provision	Red - 2927.41		
Outdoor Sport	Red - 2532.89				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site has the potential to preserve the historic environment, and it is unlikely that the development of this site will affect any designated or non-designated heritage assets.	Green	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Green			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Neutral	The objective is not applicable as the site is only being considered for employment purposes.	Neutral
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Neutral		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Green	Development of the site has potential to deliver a range of good quality employment opportunities.	Green
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Green	Development of the site has potential to deliver.	Green
Summary of Sustainability Appraisal:				

A small greenfield site to the east of Shire Bridge Business Park. This site is distant from Easingwold and as such distant from services and sustainable transport options. The site performs poorly against objectives three and nine.

E/041/032	Land Adjacent And Rear Of Police Houses York Road Easingwold North Yorkshire			
Context:	This is a greenfield site. The site is bounded by York Road to the west. Residential development abuts the northern boundary, and a balancing pond to the east. Site ref E/041/037 (greenfields) are to the south and east.			
Site Area (Ha):	3.11			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Amber		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to a network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a suitable location, given its proposed preferred use and has potential to incorporate mitigation and enhancement measures. Further assessment will be required.	Amber
	5b) Is the site prominent in any significant views towards a settlement?	Red		
	5c) What is the impact on form and character of a settlement?	Amber		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or AONB.	Green

landscape and protect the special qualities of the AONB's and National Park.					
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Amber - 1099.4	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Green - 675.01		
		Primary School	Red - 1690.67		
		Secondary School	Green - 589.63		
		Doctors	Red - 1521.88		
		Convenience Store	Red - 6198.9		
		Village Hall	Red - 1139.09		
		Play Area	Red - 4177.01		
		Recreation Area	Red - 2514.86		
		Youth Provision	Red - 1139.15		
Outdoor Sport	Green - 744.63				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site on the southern edge of Easingwold along York Road. This site is distant from some services and amenities. A site of this size is unlikely to bring services or amenities but improvements to provision in Easingwold in general could mitigate. The site performs poorly against objective nine.

E/041/033	Land South Of Drovers Court Knott Lane Easingwold North Yorkshire YO61 3NP			
Context:	This is a greenfield site. This site has the same boundary as site ref E/041/036/H. Site ref ALT/E/041/058 (greenfield) is to the west of the site, and Knott Lane is to the east. Residential development is to the north. To the south is site ref E/041/044 (greenfield).			
Site Area (Ha):	0.56			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	Bus Stop Train Station		
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural	Red		

existing buildings or brownfield land	land?			
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a suitable location, given its proposed preferred use and has potential to incorporate mitigation and enhancement measures. Further assessment will be required.	Amber
	5b) Is the site prominent in any significant views towards a settlement?	Green		
	5c) What is the impact on form and character of a settlement?	Green		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the quality and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or	Green

character of the landscape and protect the special qualities of the AONB's and National Park.				AONB.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Amber - 914.8	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Amber - 1487.88		
		Primary School	Amber - 675.88		
		Secondary School	Amber - 1569.7		
		Doctors	Amber - 1017.39		
		Convenience Store	Red - 6474.1		
		Village Hall	Amber - 784.62		
		Play Area	Red - 3663		
		Recreation Area	Red - 2181.6		
		Youth Provision	Red - 1203.54		
Outdoor Sport	Red - 1234.5				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an	Green			

	elevated conservation area?			
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A small greenfield site south of Drovers Court. The site performs adequately against the sustainability objectives but there are some issues that need addressing.

E/041/034	OS Field 5100 Crayke Road Easingwold North Yorkshire			
Context:	This is a greenfield site. The site extends from Crayke Road in the north to Crabmill Lane in the south. To the west is residential development and greenfields to the east.			
Site Area (Ha):	4.92			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Amber		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Well served by footpaths, cycle routes and the public transport network.	Green
	3b) Does the site have good connectivity to public transport?	Green		
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings or brownfield	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Amber		
	4c) Would there be loss of best and most versatile agricultural land?	Red		

land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a suitable location, given its proposed preferred use and has potential to incorporate mitigation and enhancement measures. Further assessment will be required.	Amber
	5b) Is the site prominent in any significant views towards a settlement?	Red		
	5c) What is the impact on form and character of a settlement?	Amber		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the quality and character of the landscape and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Amber	There is potential impact as the site is within the buffer zone as identified by Natural England.	Amber

protect the special qualities of the AONB's and National Park.					
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Amber - 1009.7	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Amber - 1539.71		
		Primary School	Red - 1574.28		
		Secondary School	Red - 1740.29		
		Doctors	Amber - 782.99		
		Convenience Store	Red - 6498.76		
		Village Hall	Amber - 846.42		
		Play Area	Red - 2803.61		
		Recreation Area	Red - 1141.47		
		Youth Provision	Amber - 768.97		
		Outdoor Sport	Green - 690.89		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			
	10h) Would development affect	Green			

	the setting of a Scheduled Ancient Monument?			
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site on the eastern edge of Easingwold, stretching north-south from Crayke Road to Meadowfields Close. This site is distant from some services and amenities. A site of this size is unlikely to bring services or amenities but improvements to provision in Easingwold in general could mitigate. The site performs poorly against objective nine.

E/041/036	Land South Of Drovers Court Knott Lane Easingwold North Yorkshire YO61 3NP				
Context:	This is a greenfield site. This site has the same boundary as site ref E/041/033/H. Site ref ALT/E/041/058 (greenfield) is to the west of the site, and Knott Lane is to the east. Residential development is to the north, and greenfields to the south. To the south is site ref E/041/044 (greenfield).				
Site Area (Ha):	0.56				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Green			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber	
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td>Amber</td> </tr> <tr> <td>Train Station</td> <td></td> </tr> </table>			Bus Stop
Bus Stop	Amber				
Train Station					
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green			
	4c) Would there be loss of best and most versatile agricultural	Red			

existing buildings or brownfield land	land?			
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a suitable location, given its proposed preferred use and has potential to incorporate mitigation and enhancement measures. Further assessment will be required.	Amber
	5b) Is the site prominent in any significant views towards a settlement?	Green		
	5c) What is the impact on form and character of a settlement?	Green		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the quality and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or	Green

character of the landscape and protect the special qualities of the AONB's and National Park.				AONB.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Amber - 914.79	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Amber - 1487.87		
		Primary School	Amber - 675.87		
		Secondary School	Amber - 1569.69		
		Doctors	Amber - 1017.38		
		Convenience Store	Red - 6474.09		
		Village Hall	Amber - 784.61		
		Play Area	Red - 3662.99		
		Recreation Area	Red - 2181.59		
		Youth Provision	Red - 1203.53		
Outdoor Sport	Red - 1234.49				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an	Green			

	elevated conservation area?			
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A small greenfield site south of Drovers Court. The site performs adequately against the sustainability objectives but there are some issues that need addressing.

E/041/037	OS Fields 0488, 1879, 3982 & 4291 York Road Easingwold North Yorkshire			
Context:	This is a greenfield site. A smaller parcel of land, site ref E/041/040, is included within this site. Site ref E/041/032/M (greenfield) is to the west, site ref E/041/039 (greenfield) to the south, site ref E/041/041 (greenfield) to the east. Longbridge Beck runs between this site and site ref E/041/041. To the north is site ref E/041/035 (greenfield). Part of this site, E/041/037, is also included within E/041/035. There is residential development to the north west.			
Site Area (Ha):	9.72			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Amber		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	Bus Stop		
		Train Station		
4. To protect and enhance soils and the most efficient use of land through	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		

optimising opportunities for the re-use of existing buildings or brownfield land	4c) Would there be loss of best and most versatile agricultural land?	Amber	be required.	
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Red		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Amber		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Amber		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		

8. To maintain and enhance the quality and character of the landscape and protect the special qualities of the AONB's and National Park.	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or AONB.	Green	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Amber - 1293.16	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Amber - 868.77		
		Primary School	Red - 1884.43		
		Secondary School	Green - 783.39		
		Doctors	Red - 1715.65		
		Convenience Store	Red - 6548.07		
		Village Hall	Red - 1332.86		
		Play Area	Red - 4370.77		
		Recreation Area	Red - 2708.63		
		Youth Provision	Red - 1332.91		
Outdoor Sport	Amber - 938.39				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered	Green			

	Battlefield?			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green		
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Amber	Site has limited potential.	Amber
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Amber	Site has limited potential.	Amber
Summary of Sustainability Appraisal:				

A significant greenfield site on the southern edge of Easingwold stretching from York Road to Longbridge House Farm. Whilst the site is distant from services and amenities, its size means some of these services could be provided on site. However, the site is large and would have a significant impact on the character and form of Easingwold. The site performs poorly against objective five.

E/041/038	Part OS Fields 529A And 591 Knott Lane Easingwold North Yorkshire				
Context:	This is a greenfield site. Knott Lane runs along the western boundary. Residential development is to the east of the site. Site ref E/041/018 (greenfield) is to the north and site ref PST/E/041/060 (greenfield) to the south. This site is also included within the larger site ref ALT/E/041/054. There is a dwelling, outside the site area, to the north west and south west of the site.				
Site Area (Ha):	5.55				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Amber			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber	
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td>Amber</td> </tr> <tr> <td>Train Station</td> <td></td> </tr> </table>			Bus Stop
Bus Stop	Amber				
Train Station					
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green			
	4c) Would there be loss of best	Red			

the re-use of existing buildings or brownfield land	and most versatile agricultural land?			
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Amber		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the	8a) Does the site have a negative impact on the setting of the	Green	The site will not have an impact on the setting of	Green

quality and character of the landscape and protect the special qualities of the AONB's and National Park.	National Park or AONB?		a national park or AONB.		
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Amber - 870.14	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Amber - 1088.23		
		Primary School	Red - 1453.1		
		Secondary School	Amber - 879.43		
		Doctors	Red - 1292.62		
		Convenience Store	Red - 6767.54		
		Village Hall	Amber - 946.85		
		Play Area	Red - 4006.56		
		Recreation Area	Red - 2344.41		
		Youth Provision	Amber - 1041.42		
Outdoor Sport	Amber - 777.84				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Amber			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the	Green			

	site affect the setting of an elevated conservation area?			
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site to the east of Knott Lane. The site is distant from services and amenities and would have a large impact on the built form and character of Easingwold. As such the site performs poorly against objective five and nine.

E/041/039	OS Field 3565 Pennycarr Lane Easingwold North Yorkshire				
Context:	This is a greenfield site. The site is bounded by site ref E/041/025 (greenfield) to the south west, site ref E/041/040 to the north west, site ref E/041/035 (greenfield) to the north, site ref E/041/041 (greenfield) to the east. There is a holiday lodge site and agricultural/equestrian use to the south.				
Site Area (Ha):	6.96				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Green			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Red	Poor or no links to footpaths, cycle routes and the public transport network.	Red	
	3b) Does the site have good connectivity to public transport?	Bus Stop			Red
		Train Station			Red
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green			
	4c) Would there be loss of best and most versatile agricultural	Amber			

existing buildings or brownfield land	land?			
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Red		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	The site is in a vulnerable location, development of the site may increase the risk of flooding on site or elsewhere which mitigation cannot negate.	Red
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Red		
	7e) Can any increase in risk of flooding be mitigated?	Red		
8. To maintain and enhance the quality and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or	Green

character of the landscape and protect the special qualities of the AONB's and National Park.				AONB.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 2375.18	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Amber - 1527.58		
		Primary School	Red - 2966.45		
		Secondary School	Red - 2258.03		
		Doctors	Red - 2797.66		
		Convenience Store	Red - 5966.56		
		Village Hall	Red - 2378.03		
		Play Area	Red - 5415.94		
		Recreation Area	Red - 3753.79		
		Youth Provision	Red - 2378.08		
Outdoor Sport	Red - 1377.44				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an	Green			

	elevated conservation area?			
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site to the south east of Easingwold, not connected to the settlement. The site is distant from services and sustainable transport options, it is disconnected from the built form and parts of the sites fall within flood zones 2 and 3. The site performs poorly against a number of the sustainability objectives.

E/041/040	OS Field 1879 York Road Easingwold North Yorkshire				
Context:	This is a greenfield site. The site is bounded by site ref ALT/E/041/047 (greenfield) to the south west, site ref E/041/032/M (greenfield) to the north, site ref E/041/035 (greenfield) to the north east, site ref E/041/039 (greenfield) to the south east and site ref E/041/025 (greenfield) immediately south. To the north west is site ref E/041/037, which this site is also part of.				
Site Area (Ha):	2.78				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Green			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Red	Poor or no links to footpaths, cycle routes and the public transport network.	Red	
	3b) Does the site have good connectivity to public transport?	Bus Stop			Red
		Train Station			
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green			
	4c) Would there be loss of best and most versatile agricultural	Amber			

the re-use of existing buildings or brownfield land	land?			
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Red		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	The site is in a vulnerable location, development of the site may increase the risk of flooding on site or elsewhere which mitigation cannot negate.	Red
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Red		
	7e) Can any increase in risk of flooding be mitigated?	Red		
8. To maintain and enhance the	8a) Does the site have a negative impact on the setting of the	Green	The site will not have an impact on the setting of	Green

quality and character of the landscape and protect the special qualities of the AONB's and National Park.	National Park or AONB?		a national park or AONB.		
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Amber - 1367.2	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Amber - 942.8		
		Primary School	Red - 1958.47		
		Secondary School	Amber - 857.42		
		Doctors	Red - 1789.68		
		Convenience Store	Red - 6622.11		
		Village Hall	Red - 1406.89		
		Play Area	Red - 4444.8		
		Recreation Area	Red - 2782.66		
		Youth Provision	Red - 1406.94		
Outdoor Sport	Amber - 1012.42				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the	Green			

	site affect the setting of an elevated conservation area?			
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site to the south east of Easingwold, not connected to the settlement. The site is distant from services and sustainable transport options, it is disconnected from the built form and parts of the sites fall within flood zones 2 and 3. The site performs poorly against a number of the sustainability objectives.

E/041/041	OS Field 5968 Pennycarr Lane Easingwold North Yorkshire				
Context:	This is a greenfield site. The site is bounded by Pennycarr Lane on the eastern boundary, which connects to a holiday lodge site. Site ref E/041/035 (greenfield) is to the north west, and site ref E/041/039 (greenfield) to the south west. Longbridge Beck runs between this site and the two sites to the west. The site is surrounded by greenfields from the northern corner to the southern corner.				
Site Area (Ha):	5.51				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Green			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Red	Poor or no links to footpaths, cycle routes and the public transport network.	Red	
	3b) Does the site have good connectivity to public transport?	Bus Stop			Red
		Train Station			
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green			
	4c) Would there be loss of best	Amber			

the re-use of existing buildings or brownfield land	and most versatile agricultural land?			
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Red		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the	8a) Does the site have a negative impact on the setting of the	Green	The site will not have an impact on the setting of	Green

quality and character of the landscape and protect the special qualities of the AONB's and National Park.	National Park or AONB?		a national park or AONB.		
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 1924.32	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Amber - 1076.73		
		Primary School	Red - 2515.59		
		Secondary School	Red - 1807.18		
		Doctors	Red - 2346.81		
		Convenience Store	Red - 5515.71		
		Village Hall	Red - 1927.17		
		Play Area	Red - 4965.09		
		Recreation Area	Red - 3302.94		
		Youth Provision	Red - 1927.23		
Outdoor Sport	Amber - 926.59				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the	Green			

	site affect the setting of an elevated conservation area?			
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site to the south east of Easingwold, off Pennycarr Lane. The site is distant from services and sustainable transport options and is disconnected from the built form. The site performs poorly against sustainability objectives three, five and nine.

E/041/042	OS Fields 0056 & 0071 Thirsk Road Easingwold North Yorkshire			
Context:	This is a greenfield site. Hustwaite Road is to the north east and Thirsk Road to the south west. Site ref E/041/026 (greenfield) is to the south. There are dwellings to the west and east, and greenfields to the north.			
Site Area (Ha):	7.14			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to a network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Amber		
	4c) Would there be loss of best and most versatile agricultural land?	Red		

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Red		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or AONB.	Green

landscape and protect the special qualities of the AONB's and National Park.					
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Amber - 1405.49	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 1978.57		
		Primary School	Amber - 789.38		
		Secondary School	Red - 2060.4		
		Doctors	Red - 1508.09		
		Convenience Store	Red - 6110.12		
		Village Hall	Red - 1275.31		
		Play Area	Red - 3876.52		
		Recreation Area	Red - 2672.3		
		Youth Provision	Red - 1694.24		
		Outdoor Sport	Red - 1725.2		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Amber			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site on the north eastern edge of Easingwold between Thirsk Road and Husthwaite Road. Whilst the site is distant from services and amenities, its size means some of these services could be provided on site. However, the site is large and would have a significant impact on the character and form of Easingwold. The site performs poorly against objective five.

E/041/043	OS Field 2957 Husthwaite Road Easingwold North Yorkshire				
Context:	This is a greenfield. The site is bounded by Husthwaite Road to the west, greenfields and agricultural buildings to the north. There are two dwellings off the the south western corner of the site. Site ref E/041/016/M (greenfield) is to the south of the site.				
Site Area (Ha):	5.36				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Green			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Amber			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Red	Poor or no links to footpaths, cycle routes and the public transport network.	Red	
	3b) Does the site have good connectivity to public transport?	Bus Stop			Red
		Train Station			Red
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Amber			
	4c) Would there be loss of best and most versatile agricultural	Red			

existing buildings or brownfield land	land?			
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Red		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or	Green

character of the landscape and protect the special qualities of the AONB's and National Park.				AONB.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 1621.23	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 2194.31		
		Primary School	Amber - 1005.12		
		Secondary School	Red - 2276.14		
		Doctors	Red - 1723.83		
		Convenience Store	Red - 5582.29		
		Village Hall	Red - 1491.05		
		Play Area	Red - 4550.18		
		Recreation Area	Red - 2888.04		
		Youth Provision	Red - 1909.98		
Outdoor Sport	Red - 1940.94				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Amber	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Amber			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an	Green			

	elevated conservation area?			
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site on the north eastern edge of Easingwold between Thirsk Road and Husthwaite Road. Whilst the site is distant from services and amenities, its size means some of these services could be provided on site. However, the site is large and would have a significant impact on the character and form of Easingwold. The site performs poorly against objective five.

E/041/044	OS Field 2261 Knott Lane Easingwold North Yorkshire			
Context:	This is a greenfield site. Site ref ALT/E/041/058 (greenfield) is to the west of the site, and Knott Lane is to the east. To the north is site ref E/041/036 (and E/041/033). There are greenfields to the south.			
Site Area (Ha):	0.54			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Red		

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Red		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or AONB.	Green

landscape and protect the special qualities of the AONB's and National Park.					
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Amber - 991.97	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Amber - 1565.05		
		Primary School	Amber - 753.06		
		Secondary School	Red - 1646.88		
		Doctors	Amber - 1094.57		
		Convenience Store	Red - 6551.27		
		Village Hall	Amber - 861.79		
		Play Area	Red - 3740.18		
		Recreation Area	Red - 2258.78		
		Youth Provision	Red - 1280.72		
Outdoor Sport	Red - 1311.68				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A small greenfield site south of Drovers Court. This site is distant from some services and amenities. A site of this size is unlikely to bring services or amenities but improvements to provision in Easingwold in general could mitigate. The site performs poorly against objective nine. Without development of the site to the north this site would be disconnected from the settlement. The site performs poorly against site five and nine.

E/041/045	Land To The Rear Of The Meadows Thirsk Road Easingwold North Yorkshire				
Context:	This is a greenfield site. The site is bounded by site ref E/041/027/H (industrial and greenfield) to the north, site ref E/041/002/H to the south, site ref E/041/028 to the west, and residential development and Thirsk Road to the east. This site is part of the larger site ref ALT/E/041/055 (greenfield and industrial).				
Site Area (Ha):	0.73				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Amber			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Well served by footpaths, cycle routes and the public transport network.	Green	
	3b) Does the site have good connectivity to public transport?	Bus Stop			Green
		Train Station			
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green			
	4c) Would there be loss of best and most versatile agricultural	Red			

existing buildings or brownfield land	land?			
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a suitable location, given its proposed preferred use and has potential to incorporate mitigation and enhancement measures. Further assessment will be required.	Amber
	5b) Is the site prominent in any significant views towards a settlement?	Green		
	5c) What is the impact on form and character of a settlement?	Amber		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the quality and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or	Green

character of the landscape and protect the special qualities of the AONB's and National Park.				AONB.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Green - 775.52	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Amber - 1348.6		
		Primary School	Amber - 536.6		
		Secondary School	Amber - 1430.42		
		Doctors	Amber - 878.11		
		Convenience Store	Red - 6334.82		
		Village Hall	Green - 645.34		
		Play Area	Red - 3408.71		
		Recreation Area	Red - 2042.32		
		Youth Provision	Amber - 1064.26		
Outdoor Sport	Amber - 1095.23				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?		Amber	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber
	10 b) Would development affect the character and appearance of the conservation area?		Green		
	10 c) Would development affect the setting and/or significance of a listed building?		Green		
	10d) Will the development of the site affect non-designated heritage assets?		Amber		
	10e) Would the development affect an important non-designated archaeological site?		Amber		
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?		Green		
	10g) Will development of the site affect the setting of an		Green		

	elevated conservation area?			
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A small greenfield site to the rear of properties along Raskelf Road. The site performs adequately against the sustainability objectives but there are some issues that need addressing.

ALT/E/041/0 46	Land to the Rear of Lilac cottage, Stillington Road, Easingwold, York				
Context:	This is a greenfield site. The south of the site abuts Stillington Road. To the west of the site is Leasmires Avenue. To the north and east of the site is site ref E/041/001/H (residential development; in progress).				
Site Area (Ha):	0.50				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Green			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Amber			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Well served by footpaths, cycle routes and the public transport network.	Green	
	3b) Does the site have good connectivity to public transport?	Bus Stop			Green
		Train Station			
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green			
	4c) Would there be loss of best and most versatile agricultural land?	Amber			

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is likely to be appropriate for development.	Green
	5b) Is the site prominent in any significant views towards a settlement?	Green		
	5c) What is the impact on form and character of a settlement?	Green		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or AONB.	Green

landscape and protect the special qualities of the AONB's and National Park.					
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Amber - 950.89	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Green - 313.61		
		Primary School	Red - 1542.16		
		Secondary School	Amber - 833.74		
		Doctors	Red - 1349.93		
		Convenience Store	Red - 5805.74		
		Village Hall	Amber - 891.14		
		Play Area	Red - 3929.05		
		Recreation Area	Red - 2266.91		
		Youth Provision	Amber - 891.19		
Outdoor Sport	Green - 585.3				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site has the potential to preserve the historic environment, and it is unlikely that the development of this site will affect any designated or non-designated heritage assets.	Green	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Green			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A small greenfield site to the rear of Lilac Cottage, has permission for 11 dwellings (18/02681/FUL)

ALT/E/041/055	Land Adjacent Prospect Park, Between Thirsk Rd & Raskelf Rd, Easingwold, North Yorkshire				
Context:	This is a greenfield site. This site is also included within site ref E/041/022 (greenfield) and E/041/028 (greenfield). To the east of the site is site ref E/041/027/H (industrial and greenfield) and E/041/045/H (greenfield). The site is bounded by Raskelf Road and residential development to the south.				
Site Area (Ha):	7.74				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Green			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Well served by footpaths, cycle routes and the public transport network.	Green	
	3b) Does the site have good connectivity to public transport?	Bus Stop			Green
		Train Station			
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Amber			
	4c) Would there be loss of best and most versatile agricultural	Red			

existing buildings or brownfield land	land?			
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Red		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the quality and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or	Green

character of the landscape and protect the special qualities of the AONB's and National Park.				AONB.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Amber - 1035.27	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 1608.35		
		Primary School	Amber - 796.35		
		Secondary School	Red - 1690.17		
		Doctors	Amber - 1137.86		
		Convenience Store	Red - 6594.57		
		Village Hall	Amber - 905.09		
		Play Area	Red - 3220.49		
		Recreation Area	Red - 2302.07		
		Youth Provision	Red - 1324.01		
Outdoor Sport	Red - 1354.97				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?		Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber
	10 b) Would development affect the character and appearance of the conservation area?		Amber		
	10 c) Would development affect the setting and/or significance of a listed building?		Green		
	10d) Will the development of the site affect non-designated heritage assets?		Green		
	10e) Would the development affect an important non-designated archaeological site?		Amber		
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?		Green		
	10g) Will development of the site affect the setting of an		Green		

	elevated conservation area?			
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Amber	Site has limited potential.	Amber
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Amber	Site has limited potential.	Amber
Summary of Sustainability Appraisal:				

A large greenfield site stretching along the rear of properties along Raskelf Road. The site would extend Easingwold into the countryside to the north and west, having a negative impact on form and character. Whilst the site is distant from services and amenities, its size means some of these services could be provided on site. The site performs poorly against objective five.

PST/E/041/059	OS Field 1666 Drovers Court Easingwold North Yorkshire				
Context:	This greenfield and wooded area. To the east of the site is a track off Drovers Court, and site refs E/041/036/H and E/041/044/H to the east of this. To the north west is site ref E/041/006/H (greenfield) and E/041/012/H (greenfield). To the south west are greenfields.				
Site Area (Ha):	0.61				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Green			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber	
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td>Amber</td> </tr> <tr> <td>Train Station</td> <td></td> </tr> </table>			Bus Stop
Bus Stop	Amber				
Train Station					
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Amber			
	4c) Would there be loss of best and most versatile agricultural	Red			

existing buildings or brownfield land	land?			
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Amber		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or	Green

<p>character of the landscape and protect the special qualities of the AONB's and National Park.</p>				<p>AONB.</p>																							
<p>9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves</p>	<p>9a) Does the site have good connectivity to the following services and facilities?</p>	<table border="1"> <tr> <td data-bbox="675 443 847 517">Town Centre</td> <td data-bbox="863 443 983 517">Amber - 1039.61</td> </tr> <tr> <td data-bbox="675 517 847 658">Industrial Estate/ Business Park</td> <td data-bbox="863 517 983 591">Red - 1612.69</td> </tr> <tr> <td data-bbox="675 658 847 732">Primary School</td> <td data-bbox="863 658 983 732">Amber - 863.03</td> </tr> <tr> <td data-bbox="675 732 847 806">Secondary School</td> <td data-bbox="863 732 983 806">Red - 1722.98</td> </tr> <tr> <td data-bbox="675 806 847 880">Doctors</td> <td data-bbox="863 806 983 880">Amber - 1142.2</td> </tr> <tr> <td data-bbox="675 880 847 954">Convenience Store</td> <td data-bbox="863 880 983 954">Red - 3731.09</td> </tr> <tr> <td data-bbox="675 954 847 1028">Village Hall</td> <td data-bbox="863 954 983 1028">Amber - 909.43</td> </tr> <tr> <td data-bbox="675 1028 847 1102">Play Area</td> <td data-bbox="863 1028 983 1102">Red - 3787.81</td> </tr> <tr> <td data-bbox="675 1102 847 1176">Recreation Area</td> <td data-bbox="863 1102 983 1176">Red - 2306.41</td> </tr> <tr> <td data-bbox="675 1176 847 1249">Youth Provision</td> <td data-bbox="863 1176 983 1249">Red - 1328.35</td> </tr> <tr> <td data-bbox="675 1249 847 1312">Outdoor Sport</td> <td data-bbox="863 1249 983 1312">Red - 1359.31</td> </tr> </table>	Town Centre	Amber - 1039.61	Industrial Estate/ Business Park	Red - 1612.69	Primary School	Amber - 863.03	Secondary School	Red - 1722.98	Doctors	Amber - 1142.2	Convenience Store	Red - 3731.09	Village Hall	Amber - 909.43	Play Area	Red - 3787.81	Recreation Area	Red - 2306.41	Youth Provision	Red - 1328.35	Outdoor Sport	Red - 1359.31		<p>No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.</p>	<p>Red</p>
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<p>10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.</p>	<table border="1"> <tr> <td data-bbox="427 1312 847 1386">10 a) Is the development in a conservation area?</td> <td data-bbox="863 1312 983 1386">Green</td> </tr> <tr> <td data-bbox="427 1386 847 1494">10 b) Would development affect the character and appearance of the conservation area?</td> <td data-bbox="863 1386 983 1494">Green</td> </tr> <tr> <td data-bbox="427 1494 847 1601">10 c) Would development affect the setting and/or significance of a listed building?</td> <td data-bbox="863 1494 983 1601">Green</td> </tr> <tr> <td data-bbox="427 1601 847 1709">10d) Will the development of the site affect non-designated heritage assets?</td> <td data-bbox="863 1601 983 1709">Green</td> </tr> <tr> <td data-bbox="427 1709 847 1816">10e) Would the development affect an important non-designated archaeological site?</td> <td data-bbox="863 1709 983 1816">Amber</td> </tr> <tr> <td data-bbox="427 1816 847 1957">10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?</td> <td data-bbox="863 1816 983 1957">Green</td> </tr> <tr> <td data-bbox="427 1957 847 2031">10g) Will development of the site affect the setting of an</td> <td data-bbox="863 1957 983 2031">Green</td> </tr> </table>	10 a) Is the development in a conservation area?	Green	10 b) Would development affect the character and appearance of the conservation area?	Green	10 c) Would development affect the setting and/or significance of a listed building?	Green	10d) Will the development of the site affect non-designated heritage assets?	Green	10e) Would the development affect an important non-designated archaeological site?	Amber	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green	10g) Will development of the site affect the setting of an	Green		<p>This site has the potential to preserve the historic environment, and it is unlikely that the development of this site will affect any designated or non-designated heritage assets.</p>	<p>Green</p>									
10 a) Is the development in a conservation area?	Green																										
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10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green																										
10g) Will development of the site affect the setting of an	Green																										

	elevated conservation area?			
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A small greenfield site on the eastern edge of Easingwold, south of Alne Road. The site is disconnected from the built form and due to its edge of settlement location it is distant from services. The site performs poorly against objective five and nine

PST/E/041/060	Land At Knott Lane Easingwold North Yorkshire				
Context:	This is a greenfield site. To the west is Knott Lane, and to the east is residential development and site ref ALT/E/041/049/G (greenfield). To the north is site ref E/041/038/H (greenfield) and a dwelling to the north west. To the south is site ref E/041/017 (greenfield). The south western part of this site is also included within site ref ALT/E/041/054.				
Site Area (Ha):	2.21				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Amber			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber	
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td>Amber</td> </tr> <tr> <td>Train Station</td> <td></td> </tr> </table>			Bus Stop
Bus Stop	Amber				
Train Station					
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green			
	4c) Would there be loss of best	Red			

the re-use of existing buildings or brownfield land	and most versatile agricultural land?			
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Amber		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the	8a) Does the site have a negative impact on the setting of the	Green	The site will not have an impact on the setting of	Green

quality and character of the landscape and protect the special qualities of the AONB's and National Park.	National Park or AONB?		a national park or AONB.		
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Amber - 809.27	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Amber - 1027.36		
		Primary School	Red - 1454.56		
		Secondary School	Amber - 892.17		
		Doctors	Red - 1231.75		
		Convenience Store	Red - 3945.69		
		Village Hall	Amber - 885.98		
		Play Area	Red - 3945.69		
		Recreation Area	Red - 2283.54		
		Youth Provision	Amber - 980.55		
Outdoor Sport	Green - 716.96				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site has the potential to preserve the historic environment, and it is unlikely that the development of this site will affect any designated or non-designated heritage assets.	Green	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the	Green			

	site affect the setting of an elevated conservation area?			
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton District.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A narrow greenfield site south of Easingwold that stretches from Knott Lane to the rear of Tip Lady Close. Without development of other site options this site would be disconnected from existing dwellings and have a negative impact on the character and built form of Easingwold. The site is also distant from services and amenities. The site performs poorly against objective five and nine.

E/063/001	Land To West And South Of Balk Avenue Back Lane Helperby North Yorkshire				
Context:	This is a greenfield site. The site is bounded by Back Lane to the south west and Raskelf Road to the north. To the west of the site is residential development. To the south is site ref E/063/002 (agricultural) and a water treatment works. To the east are greenfields. The smaller site ref E/063/001a is within this site, in the north western corner.				
Site Area (Ha):	3.43				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Green			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber	
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td>Amber</td> </tr> <tr> <td>Train Station</td> <td></td> </tr> </table>			Bus Stop
Bus Stop	Amber				
Train Station					
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green			
	4c) Would there be loss of best	Red			

the re-use of existing buildings or brownfield land	and most versatile agricultural land?			
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Amber		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the	8a) Does the site have a negative impact on the setting of the	Green	The site will not have an impact on the setting of	Green

quality and character of the landscape and protect the special qualities of the AONB's and National Park.	National Park or AONB?			a national park or AONB.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 9948.67	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 6691.27		
		Primary School	Amber - 600.16		
		Secondary School	Red - 10603.57		
		Doctors	Amber - 636.13		
		Convenience Store	Amber - 531.19		
		Village Hall	Green - 597.38		
		Play Area	Red - 6150.31		
		Recreation Area	Red - 1159.07		
		Youth Provision	Red - 6151.48		
Outdoor Sport	Red - 1257.06				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Amber		This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber
	10 b) Would development affect the character and appearance of the conservation area?	Amber			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Amber			
	10e) Would the development affect an important non-designated archaeological site?	Green			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			

	10g) Will development of the site affect the setting of an elevated conservation area?	Green		
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A significant greenfield site to the north east of Helperby, wrapping around Balk Avenue. This site would be a large extension to the settlement and have a negative impact on the character and built form. Although the site is distant from services a site of this size would increase demand and could bring its own amenities. The site performs poorly against objective five and nine.

E/063/001a	Land To West And South Of Balk Avenue Back Lane Helperry North Yorkshire			
Context:	This is a greenfield site. This site is included within the larger site E/063/001. To the north west is Raskelf Road, to the south west is residential development. The west and south boundaries are surrounded by site ref E/063/001 (greenfield).			
Site Area (Ha):	0.41			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Red		

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a suitable location, given its proposed preferred use and has potential to incorporate mitigation and enhancement measures. Further assessment will be required.	Amber
	5b) Is the site prominent in any significant views towards a settlement?	Amber		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or AONB.	Green

landscape and protect the special qualities of the AONB's and National Park.					
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 9923.06	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 6665.67		
		Primary School	Amber - 574.56		
		Secondary School	Red - 10577.96		
		Doctors	Amber - 610.53		
		Convenience Store	Green - 267.24		
		Village Hall	Green - 571.77		
		Play Area	Red - 6124.7		
		Recreation Area	Red - 10775.95		
		Youth Provision	Red - 6125.88		
Outdoor Sport	Red - 1231.45				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Amber			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Amber			
	10e) Would the development affect an important non-designated archaeological site?	Green			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the	Green			

	site affect the setting of an elevated conservation area?			
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A small greenfield site to the north east of Helperby, adjacent to Balk Avenue. The site is distant from services a site of this size would be unlikely to increase demand bringing further amenities to the Village. The site performs poorly against objective nine.

E/070/001	Land Adjacent Oaklands Tollerton Road Huby North Yorkshire			
Context:	This is a greenfield site. The site is bounded by Baston Lane to the south, and residential development to the west and east. To the north are greenfields.			
Site Area (Ha):	0.8			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings or brownfield	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Red	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Red		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and character of the landscape and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Amber	There is potential impact as the site is within the buffer zone as identified by Natural England.	Amber

protect the special qualities of the AONB's and National Park.					
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 7974.39	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 4702.23		
		Primary School	Amber - 527.7		
		Secondary School	Red - 7857.24		
		Doctors	Red - 4951.21		
		Convenience Store	Amber - 786.37		
		Village Hall	Amber - 981.36		
		Play Area	Amber - 940.15		
		Recreation Area	Red - 1592.87		
		Youth Provision	Amber - 941.21		
		Outdoor Sport	Amber - 1013.55		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			
	10h) Would development affect	Green			

	the setting of a Scheduled Ancient Monument?			
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site to the north of Baston Lane. The built form along this approach is characterised by single, low level dwellings. Development here would impact the character of Huby. Due to its edge-of-settlement location it is distant from services. The site performs poorly against objective five and nine

E/070/002	OS Field 5361 Easingwold Road Huby North Yorkshire			
Context:	This is a greenfield site. The site is bounded by Sand Lane to the west, residential development to the south, agricultural/industrial buildings to the north and greenfields to the east.			
Site Area (Ha):	2.04			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Red	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Red		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or AONB.	Green

landscape and protect the special qualities of the AONB's and National Park.					
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 6149.41	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 5301.81		
		Primary School	Red - 1576.89		
		Secondary School	Red - 6032.26		
		Doctors	Red - 3588.73		
		Convenience Store	Red - 1262.53		
		Village Hall	Amber - 1060.03		
		Play Area	Red - 1531.89		
		Recreation Area	Red - 1450.93		
		Youth Provision	Red - 1532.95		
Outdoor Sport	Red - 1605.29				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site east of Sand Lane on the northern approach into Huby. The built form along this approach is characterised by single dwellings. Development here would impact the character of Huby. Due to its edge-of-settlement location it is distant from services. The site performs poorly against objective five and nine

E/070/003	OS Field 1900 Stillington Road Huby North Yorkshire			
Context:	This is a greenfield site. To the north west of the site is site ref E/070/004/H (greenfield). To the north of the site is Stillington Road. To the east and south are greenfields. To the west is greenfield, dwellings and domestic curtilage.			
Site Area (Ha):	3.32			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Green	This site is likely to be appropriate for development.	Green
	5b) Is the site prominent in any significant views towards a settlement?	Green		
	5c) What is the impact on form and character of a settlement?	Green		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Amber	There is potential impact as the site is within the buffer zone as identified by Natural	Amber

landscape and protect the special qualities of the AONB's and National Park.				England.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 7414.04	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 4992.18		
		Primary School	Amber - 1158.48		
		Secondary School	Red - 7296.89		
		Doctors	Red - 3575.54		
		Convenience Store	Red - 844.12		
		Village Hall	Green - 641.61		
		Play Area	Amber - 1113.48		
		Recreation Area	Green - 415.14		
		Youth Provision	Amber - 1114.54		
Outdoor Sport	Red - 1186.87				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Neutral	The objective is not applicable as the site is only being considered for recreation purposes.	Neutral
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Neutral		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for recreational development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for recreational development.	Neutral
Summary of Sustainability Appraisal:				

A large greenfield site south of Stillington Road proposed for recreation use. The site is distance from services and amenities, however, as the site is not proposed for residential this has little impact. The site broadly performs well against the sustainability objectives.

E/070/004	OS Field 1900 Stillington Road Huby North Yorkshire			
Context:	This is a greenfield site. To the north is Stillington Road, The site is surrounded to the east and south by site ref E/070/003. To the west is site ref E/070/008 (greenfield).			
Site Area (Ha):	0.50			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings or brownfield	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Red	This site is in a suitable location, given its proposed preferred use and has potential to incorporate mitigation and enhancement measures. Further assessment will be required.	Amber
	5b) Is the site prominent in any significant views towards a settlement?	Amber		
	5c) What is the impact on form and character of a settlement?	Amber		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the quality and character of the landscape and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Amber	There is potential impact as the site is within the buffer zone as identified by Natural England.	Amber

protect the special qualities of the AONB's and National Park.					
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 7251.6	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 4829.74		
		Primary School	Amber - 996.04		
		Secondary School	Red - 7134.45		
		Doctors	Red - 3617.38		
		Convenience Store	Amber - 681.68		
		Village Hall	Green - 479.17		
		Play Area	Amber - 951.04		
		Recreation Area	Green - 259.05		
		Youth Provision	Amber - 952.09		
Outdoor Sport	Amber - 1024.43				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?		Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber
	10 b) Would development affect the character and appearance of the conservation area?		Green		
	10 c) Would development affect the setting and/or significance of a listed building?		Green		
	10d) Will the development of the site affect non-designated heritage assets?		Green		
	10e) Would the development affect an important non-designated archaeological site?		Amber		
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?		Green		
	10g) Will development of the site affect the setting of an elevated conservation area?		Green		
	10h) Would development affect		Green		

	the setting of a Scheduled Ancient Monument?			
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site south of Stillington Road. The site performs adequately against the sustainability objectives but there are some issues that need addressing.

E/070/006	Westriggs Robin Lane Huby North Yorkshire YO61 1HH			
Context:	This site is part dwelling and curtilage and part greenfield. To the east of the site is residential development and industrial land. To the west is site ref ALT/E/070/016/G (recreation). To the south is Robin Lane, and to the north greenfield.			
Site Area (Ha):	0.54			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Red	Poor or no links to footpaths, cycle routes and the public transport network.	Red
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Red</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Red			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Amber	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Red	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Green		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Amber	There is potential impact as the site is within the buffer zone as identified by Natural	Amber

landscape and protect the special qualities of the AONB's and National Park.				England.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 7519.55	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 4364.02		
		Primary School	Amber - 530.32		
		Secondary School	Red - 7402.41		
		Doctors	Red - 4496.37		
		Convenience Store	Green - 331.54		
		Village Hall	Green - 526.52		
		Play Area	Green - 175.2		
		Recreation Area	Red - 1138.04		
		Youth Provision	Green - 176.25		
Outdoor Sport	Green - 248.59				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site has the potential to preserve the historic environment, and it is unlikely that the development of this site will affect any designated or non-designated heritage assets.	Green	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Green			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A narrow greenfield site stretching north from Westriggs. The site has poor links to sustainable transport options and does not reflect the built form in the area. The site performs poorly against objective three and five.

E/070/007	OS Field 8912 Bell Lane Huby North Yorkshire				
Context:	This is a greenfield site with a couple of small agricultural buildings. The site is bounded by Bell Lane from the north western corner to the south eastern corner. To the north is greenfield, and residential development to the east.				
Site Area (Ha):	4.71				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Green			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Well served by footpaths, cycle routes and the public transport network.	Green	
	3b) Does the site have good connectivity to public transport?	Bus Stop			Green
		Train Station			
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green			
	4c) Would there be loss of best and most versatile agricultural land?	Amber			

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Red	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Amber		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or AONB.	Green

landscape and protect the special qualities of the AONB's and National Park.					
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 7968.51	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 3585.95		
		Primary School	Amber - 862.65		
		Secondary School	Red - 7851.37		
		Doctors	Red - 4945.33		
		Convenience Store	Amber - 780.5		
		Village Hall	Amber - 975.48		
		Play Area	Amber - 934.28		
		Recreation Area	Red - 1587		
		Youth Provision	Amber - 935.33		
Outdoor Sport	Amber - 1007.67				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A substantial greenfield site north of Sutton Road. This site would be a large extension to the settlement and have a negative impact on the character and built form. Although the site is distant from services a site of this size would increase demand and could bring its own amenities. The site performs poorly against objective five and nine.

E/070/008	Land To Rear Of Huby Old Hall Huby North Yorkshire		HUB1	
Context:	This is a greenfield site. The site is bounded by residential development to the western boundary. The northern boundary follows Stillington Road, and the north eastern corner abuts site ref E/070/004/H (greenfield).			
Site Area (Ha):	1.04			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Amber		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Red	This site is in a suitable location, given its proposed preferred use and has potential to incorporate mitigation and enhancement measures. Further assessment will be required.	Amber
	5b) Is the site prominent in any significant views towards a settlement?	Green		
	5c) What is the impact on form and character of a settlement?	Green		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Amber	There is potential impact as the site is within the buffer zone as identified by Natural	Amber

landscape and protect the special qualities of the AONB's and National Park.				England.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 7166.25	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 4744.4		
		Primary School	Amber - 910.69		
		Secondary School	Red - 7049.11		
		Doctors	Red - 3747.46		
		Convenience Store	Amber - 596.34		
		Village Hall	Green - 393.83		
		Play Area	Amber - 865.69		
		Recreation Area	Green - 389.13		
		Youth Provision	Amber - 866.75		
Outdoor Sport	Amber - 939.09				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site south of Stillington Road. The site performs adequately against the sustainability objectives but there are some issues that need addressing.

E/070/009	Land Adjacent To Greencroft House Huby North Yorkshire			
Context:	This is a greenfield site which has an access track through the middle. The northern boundary fronts onto Bell Lane, and have residential development on either side. There is agricultural development to the south west.			
Site Area (Ha):	0.42			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Well served by footpaths, cycle routes and the public transport network.	Green
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Green</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Green			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Red	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Green		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Amber		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Amber		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or AONB.	Green

landscape and protect the special qualities of the AONB's and National Park.					
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 7820.53	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 3720.13		
		Primary School	Amber - 714.66		
		Secondary School	Red - 7703.39		
		Doctors	Red - 4797.35		
		Convenience Store	Amber - 632.51		
		Village Hall	Amber - 827.5		
		Play Area	Amber - 786.29		
		Recreation Area	Red - 1439.01		
		Youth Provision	Amber - 787.35		
		Outdoor Sport	Amber - 859.69		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A small greenfield site adjacent to Greencroft House. The site is distant from services and a site of this size would be unlikely to increase demand bringing further amenities to the Village. The site performs poorly against objective nine.

E/070/011	Helderleigh Easingwold Road Huby North Yorkshire YO61 1HJ			
Context:	This is a agricultural site with a number of livestock sheds and a dwelling. The eastern boundary abuts Easingwold Road. There is residential development on either side on the eastern portion of the site. The north, west and south of the site are bounded by greenfields, including site ref E/070/015, to the north.			
Site Area (Ha):	0.45			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural	Amber		

existing buildings or brownfield land	land?			
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Red	This site is in a suitable location, given its proposed preferred use and has potential to incorporate mitigation and enhancement measures. Further assessment will be required.	Amber
	5b) Is the site prominent in any significant views towards a settlement?	Red		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Amber		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Amber		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the quality and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Amber	There is potential impact as the site is within the buffer zone	Amber

character of the landscape and protect the special qualities of the AONB's and National Park.			as identified by Natural England.																							
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	<table border="1"> <tr> <td data-bbox="675 443 847 517">Town Centre</td> <td data-bbox="855 443 991 517">Red - 6477.82</td> </tr> <tr> <td data-bbox="675 517 847 658">Industrial Estate/ Business Park</td> <td data-bbox="855 517 991 658">Red - 5205.05</td> </tr> <tr> <td data-bbox="675 658 847 732">Primary School</td> <td data-bbox="855 658 991 732">Red - 1371.34</td> </tr> <tr> <td data-bbox="675 732 847 806">Secondary School</td> <td data-bbox="855 732 991 806">Red - 6360.67</td> </tr> <tr> <td data-bbox="675 806 847 880">Doctors</td> <td data-bbox="855 806 991 880">Red - 3917.14</td> </tr> <tr> <td data-bbox="675 880 847 954">Convenience Store</td> <td data-bbox="855 880 991 954">Red - 1056.99</td> </tr> <tr> <td data-bbox="675 954 847 1028">Village Hall</td> <td data-bbox="855 954 991 1028">Amber - 854.48</td> </tr> <tr> <td data-bbox="675 1028 847 1102">Play Area</td> <td data-bbox="855 1028 991 1102">Red - 1326.34</td> </tr> <tr> <td data-bbox="675 1102 847 1176">Recreation Area</td> <td data-bbox="855 1102 991 1176">Red - 1245.39</td> </tr> <tr> <td data-bbox="675 1176 847 1249">Youth Provision</td> <td data-bbox="855 1176 991 1249">Red - 1327.4</td> </tr> <tr> <td data-bbox="675 1249 847 1312">Outdoor Sport</td> <td data-bbox="855 1249 991 1312">Red - 1399.74</td> </tr> </table>	Town Centre	Red - 6477.82	Industrial Estate/ Business Park	Red - 5205.05	Primary School	Red - 1371.34	Secondary School	Red - 6360.67	Doctors	Red - 3917.14	Convenience Store	Red - 1056.99	Village Hall	Amber - 854.48	Play Area	Red - 1326.34	Recreation Area	Red - 1245.39	Youth Provision	Red - 1327.4	Outdoor Sport	Red - 1399.74	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
Town Centre	Red - 6477.82																									
Industrial Estate/ Business Park	Red - 5205.05																									
Primary School	Red - 1371.34																									
Secondary School	Red - 6360.67																									
Doctors	Red - 3917.14																									
Convenience Store	Red - 1056.99																									
Village Hall	Amber - 854.48																									
Play Area	Red - 1326.34																									
Recreation Area	Red - 1245.39																									
Youth Provision	Red - 1327.4																									
Outdoor Sport	Red - 1399.74																									
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	<table border="1"> <tr> <td data-bbox="427 1312 847 1386">10 a) Is the development in a conservation area?</td> <td data-bbox="855 1312 991 1386">Green</td> </tr> <tr> <td data-bbox="427 1386 847 1494">10 b) Would development affect the character and appearance of the conservation area?</td> <td data-bbox="855 1386 991 1494">Green</td> </tr> <tr> <td data-bbox="427 1494 847 1601">10 c) Would development affect the setting and/or significance of a listed building?</td> <td data-bbox="855 1494 991 1601">Green</td> </tr> <tr> <td data-bbox="427 1601 847 1709">10d) Will the development of the site affect non-designated heritage assets?</td> <td data-bbox="855 1601 991 1709">Green</td> </tr> <tr> <td data-bbox="427 1709 847 1816">10e) Would the development affect an important non-designated archaeological site?</td> <td data-bbox="855 1709 991 1816">Green</td> </tr> <tr> <td data-bbox="427 1816 847 1966">10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?</td> <td data-bbox="855 1816 991 1966">Green</td> </tr> <tr> <td data-bbox="427 1966 847 2031">10g) Will development of the site affect the setting of an</td> <td data-bbox="855 1966 991 2031">Green</td> </tr> </table>	10 a) Is the development in a conservation area?	Green	10 b) Would development affect the character and appearance of the conservation area?	Green	10 c) Would development affect the setting and/or significance of a listed building?	Green	10d) Will the development of the site affect non-designated heritage assets?	Green	10e) Would the development affect an important non-designated archaeological site?	Green	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green	10g) Will development of the site affect the setting of an	Green	This site has the potential to preserve the historic environment, and it is unlikely that the development of this site will affect any designated or non-designated heritage assets.	Green									
10 a) Is the development in a conservation area?	Green																									
10 b) Would development affect the character and appearance of the conservation area?	Green																									
10 c) Would development affect the setting and/or significance of a listed building?	Green																									
10d) Will the development of the site affect non-designated heritage assets?	Green																									
10e) Would the development affect an important non-designated archaeological site?	Green																									
10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green																									
10g) Will development of the site affect the setting of an	Green																									

	elevated conservation area?			
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site, if put forward for residential development, has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Amber	Site has limited potential.	Amber
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Amber	Site has limited potential.	Amber
Summary of Sustainability Appraisal:				

A small linear site with existing employment use. The site is distant from services and amenities, however, it depends on the mix of uses proposed as to how significant an issue this is. It is less of an issue for employment uses than housing.

E/070/012	Land South Of Robin Lane Huby North Yorkshire				
Context:	This is a greenfield site. Robin Lane is to the north, and also site ref ALT/E/070/016/G (recreation) and E/070/006 (domestic/greenfield). Residential development is to the east and south. The primary school is to the south west corner of the site, and Tollerton Road to the south. There are greenfields to the west.				
Site Area (Ha):	1.61				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Green			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Well served by footpaths, cycle routes and the public transport network.	Green	
	3b) Does the site have good connectivity to public transport?	Bus Stop			Green
		Train Station			
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green			
	4c) Would there be loss of best and most versatile agricultural land?	Amber			

existing buildings or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Red	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Amber		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or	Green

character of the landscape and protect the special qualities of the AONB's and National Park.				AONB.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 7537.94	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 4382.41		
		Primary School	Amber - 548.71		
		Secondary School	Red - 7420.79		
		Doctors	Red - 4514.76		
		Convenience Store	Green - 349.92		
		Village Hall	Green - 544.91		
		Play Area	Green - 116.24		
		Recreation Area	Red - 1156.43		
		Youth Provision	Green - 117.3		
Outdoor Sport	Green - 189.63				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Amber			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an	Green			

	elevated conservation area?			
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site south of Robin Lane. The site does not reflect the linear nature of the settlement and as such impacts on the built form and character. The site performs poorly against objective five.

E/070/013	Part OS 8471 And 9170 Gracious Street Huby North Yorkshire YO61 1HR				
Context:	This is a greenfield site. The north eastern boundary follows Gracious Street. The site is bounded by greenfields to the east and south, and residential curtilage to the west.				
Site Area (Ha):	1.08				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Green			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Red	Poor or no links to footpaths, cycle routes and the public transport network.	Red	
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td>Red</td> </tr> <tr> <td>Train Station</td> <td></td> </tr> </table>			Bus Stop
Bus Stop	Red				
Train Station					
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings or brownfield	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green			
	4c) Would there be loss of best and most versatile agricultural land?	Amber			

land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Red	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Amber		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and character of the landscape and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Amber	There is potential impact as the site is within the buffer zone as identified by Natural England.	Amber

protect the special qualities of the AONB's and National Park.					
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 7249.08	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 4710.13		
		Primary School	Amber - 876.43		
		Secondary School	Red - 7131.94		
		Doctors	Red - 4225.9		
		Convenience Store	Amber - 562.07		
		Village Hall	Green - 359.56		
		Play Area	Amber - 831.43		
		Recreation Area	Amber - 867.56		
		Youth Provision	Amber - 832.48		
Outdoor Sport	Amber - 904.82				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			
	10h) Would development affect	Green			

	the setting of a Scheduled Ancient Monument?			
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site south of Gracious Street. The site does not reflect the linear nature of the settlement and as such impacts on the built form and character. The site performs poorly against objective five.

E/070/014	New Parks Estate (call For Sites) New Parks Wood Track Huby North Yorkshire				
Context:	This is a large site which encompasses greenfields, woodland and agricultural units. The A19 bounds the site to the west, and a small section of the northern boundary abuts Tollerton Road, between the A19 in the west and Huby in the east. The east and south boundaries are a mixture of greenfield and woodland.				
Site Area (Ha):	862.88				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Amber	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Green			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Red	Poor or no links to footpaths, cycle routes and the public transport network.	Red	
	3b) Does the site have good connectivity to public transport?	Bus Stop			Red
		Train Station			Red
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Amber			
	4c) Would there be loss of best and most versatile agricultural	Amber			

existing buildings or brownfield land	land?			
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Red		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Amber		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Amber		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	The site is in a vulnerable location, development of the site may increase the risk of flooding on site or elsewhere which mitigation cannot negate.	Red
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Red		
	7d) Will development increase the risk of flooding?	Red		
	7e) Can any increase in risk of flooding be mitigated?	Red		
8. To maintain and enhance the quality and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or	Green

character of the landscape and protect the special qualities of the AONB's and National Park.				AONB.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 8704.9	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 6188.91		
		Primary School	Red - 5000.12		
		Secondary School	Red - 8195.12		
		Doctors	Red - 5374.67		
		Convenience Store	Red - 5258.79		
		Village Hall	Red - 4767.09		
		Play Area	Red - 4804.69		
		Recreation Area	Red - 4798.51		
		Youth Provision	Red - 4803.47		
		Outdoor Sport	Red - 4870.63		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Amber			
	10 c) Would development affect the setting and/or significance of a listed building?	Amber			
	10d) Will the development of the site affect non-designated heritage assets?	Amber			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an	Green			

	elevated conservation area?			
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Amber	Site has limited potential.	Amber
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Amber	Site has limited potential.	Amber
Summary of Sustainability Appraisal:				

This is a substantial proposed site that would create a new settlement in its own right. The site scores poorly against many of the sustainability objectives, however, its size would enable effective mitigation of most of these. Several water courses run through the site meaning there are areas of flood zone 2 and 3 and areas at risk of surface water flooding. Again the size of the site would mean these locations could be avoided through site design. A site of this size would have a significant impact on the rural character of the area and mitigation would not be possible.

E/070/015	OS Field 4442 Easingwold Road Huby North Yorkshire			
Context:	This is a greenfield site. Both the northern and southern boundaries are abutted by farm tracks. Beyond the southern track is site ref E/070/011 (agricultural sheds/dwelling). To the east is Easingwold Road, and west are greenfields.			
Site Area (Ha):	1.45			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Red	This site is in a suitable location, given its proposed preferred use and has potential to incorporate mitigation and enhancement measures. Further assessment will be required.	Amber
	5b) Is the site prominent in any significant views towards a settlement?	Red		
	5c) What is the impact on form and character of a settlement?	Amber		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or AONB.	Green

landscape and protect the special qualities of the AONB's and National Park.					
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 6288.5	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 5201.16		
		Primary School	Red - 1367.46		
		Secondary School	Red - 6171.36		
		Doctors	Red - 3727.83		
		Convenience Store	Red - 1053.1		
		Village Hall	Amber - 850.59		
		Play Area	Red - 1322.46		
		Recreation Area	Red - 1241.5		
		Youth Provision	Red - 1323.52		
Outdoor Sport	Red - 1395.85				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site has the potential to preserve the historic environment, and it is unlikely that the development of this site will affect any designated or non-designated heritage assets.	Green	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Green			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site west of Easingwold Road on the northern approach to Huby. The site does not reflect the linear nature of the built form in this location and the site is distant from services and amenities. The site performs poorly against objective five and nine.

E/070/015a	OS Field 4442 Easingwold Road Huby North Yorkshire			
Context:	This is a greenfield site. This site is within site ref E/070/015, at to eastern side. Both the northern and southern boundaries are abutted by farm tracks. Beyond the southern track is site ref E/070/011 (agricultural sheds/dwelling). To the east is Easingwold Road, and west is the rest of site ref E/070/015.			
Site Area (Ha):	0.43			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

existing buildings or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Red	This site is in a suitable location, given its proposed preferred use and has potential to incorporate mitigation and enhancement measures. Further assessment will be required.	Amber
	5b) Is the site prominent in any significant views towards a settlement?	Red		
	5c) What is the impact on form and character of a settlement?	Amber		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the quality and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or	Green

character of the landscape and protect the special qualities of the AONB's and National Park.				AONB.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 6266.01	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 5167.87		
		Primary School	Red - 1334.17		
		Secondary School	Red - 6148.86		
		Doctors	Red - 3705.33		
		Convenience Store	Green - 399.16		
		Village Hall	Amber - 817.3		
		Play Area	Red - 1289.17		
		Recreation Area	Red - 1208.21		
		Youth Provision	Red - 1290.23		
Outdoor Sport	Red - 1362.57				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site has the potential to preserve the historic environment, and it is unlikely that the development of this site will affect any designated or non-designated heritage assets.	Green	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Green			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an	Green			

	elevated conservation area?			
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A linear greenfield site west of Easingwold Road on the northern approach to Huby. This linear site better reflects the linear built form of Huby. However, the site is distant from services and a site of this size would be unlikely to increase demand bringing further amenities to the Village. The site performs poorly against objective nine.

E/071/001	Land Adjacent Husthwaite Sewage Treatment Husthwaite Sewage Works Track Husthwaite North Yorkshire				
Context:	This is a greenfield site. To the north west of the site is Elphin Beck, to the west is the water sewage works and access track. To the south is residential development and Low Street. To the east are greenfields.				
Site Area (Ha):	2.44				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Green			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Amber			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Red	Poor or no links to footpaths, cycle routes and the public transport network.	Red	
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td>Red</td> </tr> <tr> <td>Train Station</td> <td></td> </tr> </table>			Bus Stop
Bus Stop	Red				
Train Station					
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green			
	4c) Would there be loss of best and most versatile agricultural	Amber			

the re-use of existing buildings or brownfield land	land?			
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Green		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Red		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Red		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	The site is in a vulnerable location, development of the site may increase the risk of flooding on site or elsewhere which mitigation cannot negate.	Red
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Red		
	7d) Will development increase the risk of flooding?	Red		
	7e) Can any increase in risk of flooding be mitigated?	Red		
8. To maintain and enhance the	8a) Does the site have a negative impact on the setting of the	Amber	There is potential impact as the site is	Amber

quality and character of the landscape and protect the special qualities of the AONB's and National Park.	National Park or AONB?			within the buffer zone as identified by Natural England.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 7187.66	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 7760.74		
		Primary School	Green - 363.98		
		Secondary School	Red - 7842.56		
		Doctors	Red - 7222.24		
		Convenience Store	Amber - 707.91		
		Village Hall	Amber - 933.5		
		Play Area	Green - 433.63		
		Recreation Area	Red - 3916.03		
		Youth Provision	Green - 475.2		
Outdoor Sport	Green - 555.98				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Amber		This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber
	10 b) Would development affect the character and appearance of the conservation area?	Amber			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the	Green			

	site affect the setting of an elevated conservation area?			
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Amber	Site has limited potential.	Amber
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Amber	Site has limited potential.	Amber
Summary of Sustainability Appraisal:				

A greenfield site adjacent to sewage treatment works north of Husthwaite. The site is in a rural location and as such is distance from services, amenities and sustainable transport options. The northern edge of the site falls within flood zones 2 and 3 and is susceptible to surface water flooding. There would be amenity issues with the adjacent sewage treatment works. The site performs poorly against objectives three, five, seven and nine.

E/071/002	Land To Rear Of Tenter Close Husthwaite North Yorkshire				
Context:	This is a greenfield site. To the west of the site is The Nookin (highway), and residential development. To the north is site ref ALT/E/071/003 (greenfield/agricultural buildings). To the east are greenfields, residential development and curtilage.				
Site Area (Ha):	0.73				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Green			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber	
	3b) Does the site have good connectivity to public transport?	Bus Stop			Amber
		Train Station			
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Amber			
	4c) Would there be loss of best and most versatile agricultural	Amber			

existing buildings or brownfield land	land?			
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Green		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the quality and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Amber	There is potential impact as the site is within the buffer zone	Amber

character of the landscape and protect the special qualities of the AONB's and National Park.				as identified by Natural England.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 6386.18	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 6959.26		
		Primary School	Amber - 853.53		
		Secondary School	Red - 7041.08		
		Doctors	Red - 6420.76		
		Convenience Store	Green - 316.45		
		Village Hall	Green - 132.02		
		Play Area	Amber - 923.18		
		Recreation Area	Red - 3675.85		
		Youth Provision	Amber - 964.75		
Outdoor Sport	Amber - 802.24				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Red	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Amber			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an	Green			

	elevated conservation area?			
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site, if put forward for residential development, has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site to the rear of Husthwaite Village Hall. The site will impact the built form of the settlement and as such performs poorly against objective five.

ALT/E/071/0 03	Land between The Nookin and Sleepy Hollow, Husthwaite, North Yorkshire				
Context:	This is a greenfield site with an agricultural unit in the north western corner. To the west of the site is The Nookin (highway), and residential development. To the north is residential development. Site ref E/071/002 (greenfield) is to the south. To the east are greenfields, and residential development and curtilage.				
Site Area (Ha):	1.25				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Green			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Amber			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber	
	3b) Does the site have good connectivity to public transport?	Bus Stop			Amber
		Train Station			
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Amber			
	4c) Would there be loss of best and most versatile agricultural	Amber			

existing buildings or brownfield land	land?			
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Green		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Amber	There is potential impact as the site is within the buffer zone	Amber

character of the landscape and protect the special qualities of the AONB's and National Park.				as identified by Natural England.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 6497.28	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 7070.36		
		Primary School	Amber - 759.55		
		Secondary School	Red - 7152.18		
		Doctors	Red - 6531.86		
		Convenience Store	Green - 222.47		
		Village Hall	Green - 243.12		
		Play Area	Amber - 829.2		
		Recreation Area	Red - 3581.87		
		Youth Provision	Amber - 870.77		
Outdoor Sport	Green - 708.27				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Red	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Amber			
	10 c) Would development affect the setting and/or significance of a listed building?	Amber			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an	Green			

	elevated conservation area?			
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site to the rear of the Nookin. The site will impact the built form of the settlement and as such performs poorly against objective five.

E/093/001	Land Adjacent And To The Rear Of Applegarth Cottages Main Street Linton On Ouse North Yorkshire				
Context:	This is a greenfield site. The site is bounded by greenfields to the south and east. There is the village hall play area/recreation ground to the west. Main Street lies to the north of the site, with some residential development. Site ref ALT/E/093/004 follows almost the same boundary as this site.				
Site Area (Ha):	1.1				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Amber			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Well served by footpaths, cycle routes and the public transport network.	Green	
	3b) Does the site have good connectivity to public transport?	Bus Stop			Green
		Train Station			
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green			
	4c) Would there be loss of best and most versatile agricultural	Red			

existing buildings or brownfield land	land?			
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Amber		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the quality and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or	Green

character of the landscape and protect the special qualities of the AONB's and National Park.				AONB.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 12233.43	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 9717.44		
		Primary School	Amber - 897.32		
		Secondary School	Red - 11723.66		
		Doctors	Red - 5664.59		
		Convenience Store	Green - 146.43		
		Village Hall	Green - 169.07		
		Play Area	Green - 270.33		
		Recreation Area	Red - 5837.31		
		Youth Provision	Green - 264.91		
		Outdoor Sport	Green - 299.44		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?		Green	This site has the potential to preserve the historic environment, and it is unlikely that the development of this site will affect any designated or non-designated heritage assets.	Green
	10 b) Would development affect the character and appearance of the conservation area?		Green		
	10 c) Would development affect the setting and/or significance of a listed building?		Green		
	10d) Will the development of the site affect non-designated heritage assets?		Green		
	10e) Would the development affect an important non-designated archaeological site?		Green		
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?		Green		

	10g) Will development of the site affect the setting of an elevated conservation area?	Green		
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site to the rear of Applegarth Cottages. This site would extend into the countryside beyond the settlement boundary and impact on the character. The site performs poorly against objective five.

E/093/002	Land To West Of Harrison View Mill Lane Linton On Ouse North Yorkshire			
Context:	This is a greenfield site. The site is bounded by RAF Linton on Ouse to the north and west, and residential development to the east and south. The smaller site ref E/093/002a is included within part of this site, at the southern end of the site.			
Site Area (Ha):	3.72			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Well served by footpaths, cycle routes and the public transport network.	Green
	3b) Does the site have good connectivity to public transport?	Amber		
		Bus Stop		
		Train Station		
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Amber		
	4c) Would there be loss of best and most versatile agricultural land?	Red		

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Red	This site is in a suitable location, given its proposed preferred use and has potential to incorporate mitigation and enhancement measures. Further assessment will be required.	Amber
	5b) Is the site prominent in any significant views towards a settlement?	Green		
	5c) What is the impact on form and character of a settlement?	Amber		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Amber		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or AONB.	Green

landscape and protect the special qualities of the AONB's and National Park.					
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 12676.3 3	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 10160.3 5		
		Primary School	Red - 1340.23		
		Secondary School	Red - 12166.5 6		
		Doctors	Red - 6107.5		
		Convenience Store	Amber - 457.86		
		Village Hall	Green - 436.42		
		Play Area	Green - 445.51		
		Recreation Area	Red - 6280.21		
		Youth Provision	Green - 449.61		
Outdoor Sport	Green - 495.6				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site has the potential to preserve the historic environment, and it is unlikely that the development of this site will affect any designated or non-designated heritage assets.	Green	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Green			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the	Green			

	site affect the setting of an elevated conservation area?			
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A large greenfield site within Linton on Ouse. The site performs adequately against the sustainability objectives but there are some issues that need addressing.

E/093/002a	Land to west of Harrison View			
Context:	This is a greenfield site. The site is bounded by RAF Linton on Ouse to the west, residential development to the east and south. Site ref E/093/002 (greenfield) is to the north of this site.			
Site Area (Ha):	1.21			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Well served by footpaths, cycle routes and the public transport network.	Green
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Amber		
	4c) Would there be loss of best and most versatile agricultural land?	Red		

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Red	This site is in a suitable location, given its proposed preferred use and has potential to incorporate mitigation and enhancement measures. Further assessment will be required.	Amber
	5b) Is the site prominent in any significant views towards a settlement?	Green		
	5c) What is the impact on form and character of a settlement?	Amber		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Amber		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or AONB.	Green

landscape and protect the special qualities of the AONB's and National Park.					
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 12626.96	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 10110.97		
		Primary School	Red - 1290.85		
		Secondary School	Red - 12117.18		
		Doctors	Red - 6058.12		
		Convenience Store	Green - 279.81		
		Village Hall	Green - 387.04		
		Play Area	Green - 396.13		
		Recreation Area	Red - 6230.83		
		Youth Provision	Green - 400.23		
		Outdoor Sport	Green - 446.22		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site has the potential to preserve the historic environment, and it is unlikely that the development of this site will affect any designated or non-designated heritage assets.	Green	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Green			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the	Green			

	site affect the setting of an elevated conservation area?			
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site within Linton on Ouse. The site performs adequately against the sustainability objectives but there are some issues that need addressing.

ALT/E/093/03	Land Adjacent And To The Rear Of Applegarth Cottages, Main Street, Linton On Ouse, North Yorkshire				
Context:	This is a greenfield site. To the north west of the site is Elphin Beck, to the west is the water sewage works and access track. To the south is residential development and Low Street. To the east are greenfields. Site ref E/093/001 follows almost the same boundary as this site.				
Site Area (Ha):	1.02				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Amber			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Well served by footpaths, cycle routes and the public transport network.	Green	
	3b) Does the site have good connectivity to public transport?	Bus Stop			Green
		Train Station			
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green			
	4c) Would there be loss of best and most versatile agricultural	Red			

existing buildings or brownfield land	land?			
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Amber		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Amber		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the quality and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or	Green

character of the landscape and protect the special qualities of the AONB's and National Park.				AONB.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 12231.18	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 9715.19		
		Primary School	Amber - 895.07		
		Secondary School	Red - 11721.41		
		Doctors	Red - 5662.34		
		Convenience Store	Green - 141.82		
		Village Hall	Green - 164.46		
		Play Area	Green - 265.72		
		Recreation Area	Red - 5835.05		
		Youth Provision	Green - 260.3		
		Outdoor Sport	Green - 294.83		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?		Green	This site has the potential to preserve the historic environment, and it is unlikely that the development of this site will affect any designated or non-designated heritage assets.	Green
	10 b) Would development affect the character and appearance of the conservation area?		Green		
	10 c) Would development affect the setting and/or significance of a listed building?		Green		
	10d) Will the development of the site affect non-designated heritage assets?		Green		
	10e) Would the development affect an important non-designated archaeological site?		Green		
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?		Green		

	10g) Will development of the site affect the setting of an elevated conservation area?	Green		
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site to the rear of Applegarth Cottages. This site would extend into the countryside beyond the settlement boundary and impact on the character. The site performs poorly against objective five.

PST/E/093/04	Land Rear Of The Manor House Main Street Linton On Ouse North Yorkshire			
Context:	This is a greenfield site. The south of the site is bounded by outbuildings and a surfaced yard, and Main Street. To the west is residential development. To the north of the site is RAF Linton on Ouse, to east is greenfield/domestic curtilage.			
Site Area (Ha):	0.81			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Well served by footpaths, cycle routes and the public transport network.	Green
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Green</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Green			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Amber		
	4c) Would there be loss of best and most versatile agricultural land?	Red		

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a suitable location, given its proposed preferred use and has potential to incorporate mitigation and enhancement measures. Further assessment will be required.	Amber
	5b) Is the site prominent in any significant views towards a settlement?	Green		
	5c) What is the impact on form and character of a settlement?	Amber		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Amber		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or AONB.	Green

landscape and protect the special qualities of the AONB's and National Park.					
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 12948.28	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 10432.29		
		Primary School	Red - 1612.18		
		Secondary School	Red - 12241.56		
		Doctors	Red - 6379.45		
		Convenience Store	Green - 214.91		
		Village Hall	Green - 708.36		
		Play Area	Green - 738.44		
		Recreation Area	Red - 6552.16		
		Youth Provision	Green - 733.03		
		Outdoor Sport	Amber - 767.55		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site has the potential to preserve the historic environment, and it is unlikely that the development of this site will affect any designated or non-designated heritage assets.	Green	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Green			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the	Green			

	site affect the setting of an elevated conservation area?			
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site to the rear of the Manor House. The site is some distance from services and amenities and due to its small size is unlikely to increase demand enough for new services. The site performs poorly against objective nine.

E/122/001	Land To East Of Green Acres The Green Raskelf North Yorkshire			
Context:	This is a greenfield site. Easingwold Road is to the north east of the site, and site ref ALT/E/122/003 (greenfield) is to the north west. There are greenfields to the east and south, and residential development to the west.			
Site Area (Ha):	0.63			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Red	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Red		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or AONB.	Green

landscape and protect the special qualities of the AONB's and National Park.					
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 3744.91	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 3674.06		
		Primary School	Red - 3505.99		
		Secondary School	Red - 4399.81		
		Doctors	Red - 3847.5		
		Convenience Store	Red - 5016.09		
		Village Hall	Green - 341.94		
		Play Area	Green - 391.76		
		Recreation Area	Red - 5011.71		
		Youth Provision	Green - 391		
		Outdoor Sport	Green - 310.17		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site to the rear of Hagg Lane. The site is quite remote from the settlement of Raskelf and as such is distant from services and amenities. Development of the site would have a detrimental impact on the character of the settlement. The site performs poorly against objective five and nine.

ALT/E/122/03	Land North East Of The Cottage The Green Raskelf North Yorkshire				
Context:	This is a greenfield site. Hagg Lane and Easingwold Lane meet at the north of the site. Site ref E/122/001 is to the south east. There is residential development to the south west and north west. At the most northern point of the site the highway runs northwards to Raskelf.				
Site Area (Ha):	0.33				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Green			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber	
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td>Amber</td> </tr> <tr> <td>Train Station</td> <td></td> </tr> </table>			Bus Stop
Bus Stop	Amber				
Train Station					
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green			
	4c) Would there be loss of best and most versatile agricultural	Amber			

existing buildings or brownfield land	land?			
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Amber		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or	Green

character of the landscape and protect the special qualities of the AONB's and National Park.				AONB.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 3751.13	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 3590.78		
		Primary School	Red - 3512.22		
		Secondary School	Red - 4406.03		
		Doctors	Red - 3853.73		
		Convenience Store	Red - 4932.81		
		Village Hall	Green - 258.66		
		Play Area	Green - 308.48		
		Recreation Area	Red - 5017.93		
		Youth Provision	Green - 307.72		
Outdoor Sport	Green - 226.88				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site has the potential to preserve the historic environment, and it is unlikely that the development of this site will affect any designated or non-designated heritage assets.	Green	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an	Green			

	elevated conservation area?			
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site off Hagg Lane. The site is quite remote from the settlement of Raskelf and as such is distant from services and amenities. Development of the site would have a detrimental impact on the character of the settlement. The site performs poorly against objective five and nine.

E/131/004	Land North Of Authitts Cottages And Saxon Vale Main Street Shipton By Beningbrough North Yorkshire				
Context:	This is a greenfield site. The site is bounded to the west by Main Street, residential development and site ref E/131/009 (greenfield) to the south, site ref E/131/007 (greenfield) to the east and greenfields to the north. There is residential development to the north west of the site. The far western portion of this site is also site ref E/131/006.				
Site Area (Ha):	2.70				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Green			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Well served by footpaths, cycle routes and the public transport network.	Green	
	3b) Does the site have good connectivity to public transport?	Bus Stop			Green
		Train Station			
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green			
	4c) Would there be loss of best	Amber			

the re-use of existing buildings or brownfield land	and most versatile agricultural land?			
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Red	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Red		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the	8a) Does the site have a negative impact on the setting of the	Amber	There is potential impact as the site is	Amber

<p>quality and character of the landscape and protect the special qualities of the AONB's and National Park.</p>	<p>National Park or AONB?</p>			<p>within the buffer zone as identified by Natural England.</p>																							
<p>9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves</p>	<p>9a) Does the site have good connectivity to the following services and facilities?</p>	<table border="1"> <tr> <td data-bbox="673 486 849 584">Town Centre</td> <td data-bbox="849 486 991 584">Red - 12814.83</td> </tr> <tr> <td data-bbox="673 584 849 730">Industrial Estate/ Business Park</td> <td data-bbox="849 584 991 730">Red - 10298.84</td> </tr> <tr> <td data-bbox="673 730 849 806">Primary School</td> <td data-bbox="849 730 991 806">Amber - 857.35</td> </tr> <tr> <td data-bbox="673 806 849 904">Secondary School</td> <td data-bbox="849 806 991 904">Red - 12305.06</td> </tr> <tr> <td data-bbox="673 904 849 981">Doctors</td> <td data-bbox="849 904 991 981">Red - 7997.27</td> </tr> <tr> <td data-bbox="673 981 849 1057">Convenience Store</td> <td data-bbox="849 981 991 1057">Red - 8057.17</td> </tr> <tr> <td data-bbox="673 1057 849 1133">Village Hall</td> <td data-bbox="849 1057 991 1133">Amber - 1117.88</td> </tr> <tr> <td data-bbox="673 1133 849 1209">Play Area</td> <td data-bbox="849 1133 991 1209">Red - 1143.79</td> </tr> <tr> <td data-bbox="673 1209 849 1285">Recreation Area</td> <td data-bbox="849 1209 991 1285">Red - 1172.51</td> </tr> <tr> <td data-bbox="673 1285 849 1361">Youth Provision</td> <td data-bbox="849 1285 991 1361">Red - 1142.57</td> </tr> <tr> <td data-bbox="673 1361 849 1420">Outdoor Sport</td> <td data-bbox="849 1361 991 1420">Amber - 1103.95</td> </tr> </table>	Town Centre	Red - 12814.83	Industrial Estate/ Business Park	Red - 10298.84	Primary School	Amber - 857.35	Secondary School	Red - 12305.06	Doctors	Red - 7997.27	Convenience Store	Red - 8057.17	Village Hall	Amber - 1117.88	Play Area	Red - 1143.79	Recreation Area	Red - 1172.51	Youth Provision	Red - 1142.57	Outdoor Sport	Amber - 1103.95		<p>No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.</p>	<p>Red</p>
Town Centre	Red - 12814.83																										
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Youth Provision	Red - 1142.57																										
Outdoor Sport	Amber - 1103.95																										
<p>10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.</p>	<table border="1"> <tr> <td data-bbox="426 1429 849 1496">10 a) Is the development in a conservation area?</td> <td data-bbox="849 1429 991 1496">Green</td> </tr> <tr> <td data-bbox="426 1496 849 1594">10 b) Would development affect the character and appearance of the conservation area?</td> <td data-bbox="849 1496 991 1594">Green</td> </tr> <tr> <td data-bbox="426 1594 849 1702">10 c) Would development affect the setting and/or significance of a listed building?</td> <td data-bbox="849 1594 991 1702">Amber</td> </tr> <tr> <td data-bbox="426 1702 849 1814">10d) Will the development of the site affect non-designated heritage assets?</td> <td data-bbox="849 1702 991 1814">Amber</td> </tr> <tr> <td data-bbox="426 1814 849 1926">10e) Would the development affect an important non-designated archaeological site?</td> <td data-bbox="849 1814 991 1926">Amber</td> </tr> <tr> <td data-bbox="426 1926 849 2031">10f) Will the development of the site affect a Registered Historic Park and Garden or Registered</td> <td data-bbox="849 1926 991 2031">Green</td> </tr> </table>	10 a) Is the development in a conservation area?	Green	10 b) Would development affect the character and appearance of the conservation area?	Green	10 c) Would development affect the setting and/or significance of a listed building?	Amber	10d) Will the development of the site affect non-designated heritage assets?	Amber	10e) Would the development affect an important non-designated archaeological site?	Amber	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered	Green		<p>This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.</p>	<p>Amber</p>											
10 a) Is the development in a conservation area?	Green																										
10 b) Would development affect the character and appearance of the conservation area?	Green																										
10 c) Would development affect the setting and/or significance of a listed building?	Amber																										
10d) Will the development of the site affect non-designated heritage assets?	Amber																										
10e) Would the development affect an important non-designated archaeological site?	Amber																										
10f) Will the development of the site affect a Registered Historic Park and Garden or Registered	Green																										

	Battlefield?			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green		
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A linear greenfield site stretching from Main Street along the top of Authitts Court and beyond. This site extends well beyond the existing built form and as such has a negative impact on the form and character of the settlement. The site is also distant from amenities and services. The site performs poorly against objective five and nine.

E/131/006	Land North Of Authitts Cottages And Saxon Vale Main Street Shipton By Beningbrough North Yorkshire			
Context:	This is a greenfield site. The site is bounded to the west by Main Street, and residential development to the south. Site ref E/131/004 (greenfield) is to the east and greenfields to the north, with some residential development to the north west.			
Site Area (Ha):	1.18			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Well served by footpaths, cycle routes and the public transport network.	Green
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Green</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Green			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Red	This site is in a suitable location, given its proposed preferred use and has potential to incorporate mitigation and enhancement measures. Further assessment will be required.	Amber
	5b) Is the site prominent in any significant views towards a settlement?	Amber		
	5c) What is the impact on form and character of a settlement?	Amber		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Amber	There is potential impact as the site is within the buffer zone as identified by Natural	Amber

landscape and protect the special qualities of the AONB's and National Park.				England.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 12703.8 3	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 10187.8 4		
		Primary School	Amber - 746.36		
		Secondary School	Red - 12194.0 6		
		Doctors	Red - 7886.28		
		Convenience Store	Red - 7946.17		
		Village Hall	Amber - 1006.89		
		Play Area	Amber - 1032.79		
		Recreation Area	Amber - 1061.51		
		Youth Provision	Amber - 1031.57		
Outdoor Sport	Amber - 992.96				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Amber			
	10d) Will the development of the site affect non-designated heritage assets?	Amber			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the	Green			

	site affect the setting of an elevated conservation area?			
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A linear greenfield site stretching from Main Street along the top of Authitts Court. This site reflects the built form to the site. However, it is distant from amenities and services. The site performs poorly against objective nine.

E/131/015	Field View Bungalow Main Street Shipton By Beningbrough North Yorkshire YO30 1AA				
Context:	This is a greenfield site at the western end, with dwellings and business use to the east of the site. The site is bounded to the north by an industrial site, the east by the A19, the south by Burrills Lane and site ref ALT/E/131/018a/H (greenfield). To the west are greenfields. The greenfield portion of this site is also part of the larger site ref ALT/E/131/018.				
Site Area (Ha):	2.04				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Green			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Amber			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber	
	3b) Does the site have good connectivity to public transport?	Bus Stop			Amber
		Train Station			
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Amber			
	4c) Would there be loss of best	Amber			

the re-use of existing buildings or brownfield land	and most versatile agricultural land?			
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Red	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Red		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Amber		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the	8a) Does the site have a negative impact on the setting of the	Amber	There is potential impact as the site is	Amber

quality and character of the landscape and protect the special qualities of the AONB's and National Park.	National Park or AONB?			within the buffer zone as identified by Natural England.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 12229.01	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 9713.02		
		Primary School	Amber - 624.55		
		Secondary School	Red - 11719.24		
		Doctors	Red - 7597.93		
		Convenience Store	Red - 7824.36		
		Village Hall	Green - 532.07		
		Play Area	Green - 557.97		
		Recreation Area	Green - 586.69		
		Youth Provision	Green - 556.75		
Outdoor Sport	Green - 518.13				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green		This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered	Green			

	Battlefield?			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green		
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A mainly greenfield site off Main Street. The site extends the built form out into the countryside. As such it performs poorly against objective five.

ALT/E/131/0 18	Garage Site and Field to Rear of Main Street, Shipton by Beningbrough			
Context:	This site consists of greenfield, industrial buildings and a dwelling. Burrill Lane runs through the middle of the site but is not included in the site. To the west of the site are greenfields. The eastern side of the site, bounded by A19, is occupied with industrial buildings, including a former fuel station. The land to the north of the site is industrial and south residential.			
Site Area (Ha):	3.47			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Amber		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Amber		
	4c) Would there be loss of best	Amber		

the re-use of existing buildings or brownfield land	and most versatile agricultural land?			
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Red	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Green		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Amber		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Amber		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the	8a) Does the site have a negative impact on the setting of the	Green	The site will not have an impact on the setting of	Green

quality and character of the landscape and protect the special qualities of the AONB's and National Park.	National Park or AONB?		a national park or AONB.		
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 12261.75	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 9745.76		
		Primary School	Amber - 657.28		
		Secondary School	Red - 11751.98		
		Doctors	Red - 7630.67		
		Convenience Store	Red - 7857.1		
		Village Hall	Green - 564.8		
		Play Area	Green - 590.71		
		Recreation Area	Green - 619.43		
		Youth Provision	Green - 589.49		
Outdoor Sport	Green - 550.87				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Amber			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered	Green			

	Battlefield?			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green		
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A mainly greenfield site off Main Street. The site extends the built form out into the countryside and does not reflect the built form and character of the settlement. The site performs poorly against objective five.

ALT/E/131/0 18a	Garage Site and Field to Rear of Main Street, Shipton by Beningbrough *			
Context:	This site consists of greenfield, industrial buildings and a dwellings. Burrill Lane bounds the site to the north. The land to the west is greenfield, the land to the east, bounded by A19, is occupied with industrial buildings, including a former fuel station. The land to the north of the site is industrial, to the west greenfields and south residential.			
Site Area (Ha):	1.53			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	Bus Stop		
		Train Station		
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for	4a) Will the development re-use brownfield land?	Amber	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best	Amber		

the re-use of existing buildings or brownfield land	and most versatile agricultural land?			
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Red	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Green		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the	8a) Does the site have a negative impact on the setting of the	Green	The site will not have an impact on the setting of	Green

quality and character of the landscape and protect the special qualities of the AONB's and National Park.	National Park or AONB?		a national park or AONB.		
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 12670.66	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 10154.67		
		Primary School	Green - 306.17		
		Secondary School	Red - 12160.89		
		Doctors	Red - 7359.44		
		Convenience Store	Red - 7419.34		
		Village Hall	Amber - 973.71		
		Play Area	Amber - 999.62		
		Recreation Area	Amber - 1028.34		
		Youth Provision	Amber - 998.4		
Outdoor Sport	Amber - 959.78				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Amber			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered	Green			

	Battlefield?			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green		
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A mainly greenfield site off Main Street. The site extends the built form out into the countryside and does not reflect the built form and character of the settlement. The site is poorly located for some services and amenities. The site performs poorly against objective five and nine.

ALT/E/131/0 18b	The Poplars and Shipton Service Station Main Street Shipton by Beingsbrough				
Context:	This is an industrial site. The site is bounded to the north by residential development and Burrell's Lane. To the west is site ref ALT/E/131/018 (greenfield). To the south of the site is site ref ALT/E/131/019 and beyond this, residential development and a public house. To the east is a dwelling and the A19 (Main Street).				
Site Area (Ha):	0.55				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Green			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber	
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td>Amber</td> </tr> <tr> <td>Train Station</td> <td></td> </tr> </table>			Bus Stop
Bus Stop	Amber				
Train Station					
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of	4a) Will the development re-use brownfield land?	Green	This site is likely to be appropriate for development.	Green	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green			
	4c) Would there be loss of best and most versatile agricultural	Amber			

existing buildings or brownfield land	land?			
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Red	This site is in a suitable location, given its proposed preferred use and has potential to incorporate mitigation and enhancement measures. Further assessment will be required.	Amber
	5b) Is the site prominent in any significant views towards a settlement?	Green		
	5c) What is the impact on form and character of a settlement?	Green		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Amber		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Amber		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the quality and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or	Green

character of the landscape and protect the special qualities of the AONB's and National Park.				AONB.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 12624.7 2	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 10108.7 3		
		Primary School	Green - 260.23		
		Secondary School	Red - 12114.9 5		
		Doctors	Red - 7313.5		
		Convenience Store	Red - 7373.4		
		Village Hall	Amber - 927.77		
		Play Area	Amber - 953.68		
		Recreation Area	Amber - 982.4		
		Youth Provision	Amber - 952.46		
Outdoor Sport	Amber - 913.84				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Amber			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			

	10g) Will development of the site affect the setting of an elevated conservation area?	Green		
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A brownfield site off Main Street, reduced from site ALT/E/131/018. Redeveloping existing buildings will have little impact on the character of the settlement. However, the site is distant from some services and amenities. The site performs poorly against objective nine.

ALT/E/131/019	Land to the Rear of Newton House, Main Street, Shipton By Beningbrough, North Yorkshire			
Context:	This is an industrial site. The site is bounded to the north and west by site ref ALT/E/131/018 (greenfield and industrial). To the south of the site is residential development and a public house. To the east is a dwelling and the A19 (Main Street).			
Site Area (Ha):	0.15			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Red	Poor or no links to footpaths, cycle routes and the public transport network.	Red
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Red</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Red			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Green	This site is likely to be appropriate for development.	Green
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Red	This site is likely to be appropriate for development.	Green
	5b) Is the site prominent in any significant views towards a settlement?	Green		
	5c) What is the impact on form and character of a settlement?	Green		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or AONB.	Green

landscape and protect the special qualities of the AONB's and National Park.					
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 12402.5	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 9886.51		
		Primary School	Green - 249.14		
		Secondary School	Red - 11892.73		
		Doctors	Red - 7389.06		
		Convenience Store	Red - 7448.96		
		Village Hall	Green - 705.55		
		Play Area	Green - 731.45		
		Recreation Area	Amber - 760.17		
		Youth Provision	Green - 730.23		
Outdoor Sport	Green - 691.62				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Amber			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an	Green			

	elevated conservation area?			
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A small brownfield site to the rear of Newton House. There does not appear to be access to the highway to allow for footpaths. As such the site performs poorly against objective three.

E/141/001	OS Field 0700 North Back Lane Stillington North Yorkshire			
Context:	This is a greenfield site. The site is bounded by greenfields to the west, east and north. To the south is Back Lane, with residential development either side of the site access point.			
Site Area (Ha):	0.60			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Well served by footpaths, cycle routes and the public transport network.	Green
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Green</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Green			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Green		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Amber	There is potential impact as the site is within the buffer zone as identified by Natural	Amber

landscape and protect the special qualities of the AONB's and National Park.				England.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 6228.82	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 5343.59		
		Primary School	Amber - 485.5		
		Secondary School	Red - 6111.67		
		Doctors	Green - 301.9		
		Convenience Store	Amber - 639.51		
		Village Hall	Green - 698.77		
		Play Area	Amber - 1113.73		
		Recreation Area	Red - 3924.33		
		Youth Provision	Green - 701.82		
Outdoor Sport	Amber - 1066.58				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?		Amber	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber
	10 b) Would development affect the character and appearance of the conservation area?		Amber		
	10 c) Would development affect the setting and/or significance of a listed building?		Green		
	10d) Will the development of the site affect non-designated heritage assets?		Amber		
	10e) Would the development affect an important non-designated archaeological site?		Green		
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?		Green		
	10g) Will development of the site affect the setting of an elevated conservation area?		Green		

	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A linear greenfield site stretching north from 6 North Back Lane. The site does not respect the built form of the settlement and would negatively impact the form and character of the settlement. The site performs poorly against objective five.

E/141/002	Land South Of 10 Soutersfield York Road Stillington North Yorkshire				
Context:	This is a greenfield site. To the south is site ref ALT/E/141/010/G (greenfield), of which this site is also part of, and the recreational ground. To the east is site ref E/141/005/H (greenfield). To the north is a recent housing development. To the west is Carr Lane and residential development.				
Site Area (Ha):	0.27				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Green			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Well served by footpaths, cycle routes and the public transport network.	Green	
	3b) Does the site have good connectivity to public transport?	Bus Stop			Green
		Train Station			
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green			
	4c) Would there be loss of best and most versatile agricultural	Amber			

existing buildings or brownfield land	land?			
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is likely to be appropriate for development.	Green
	5b) Is the site prominent in any significant views towards a settlement?	Green		
	5c) What is the impact on form and character of a settlement?	Green		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or	Green

character of the landscape and protect the special qualities of the AONB's and National Park.				AONB.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 6311.23	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 4455.54		
		Primary School	Amber - 930.49		
		Secondary School	Red - 6194.08		
		Doctors	Amber - 818.47		
		Convenience Store	Amber - 626.81		
		Village Hall	Green - 653.4		
		Play Area	Green - 225.69		
		Recreation Area	Red - 3274.08		
		Youth Provision	Green - 169.21		
Outdoor Sport	Green - 310.65				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?		Amber	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber
	10 b) Would development affect the character and appearance of the conservation area?		Amber		
	10 c) Would development affect the setting and/or significance of a listed building?		Green		
	10d) Will the development of the site affect non-designated heritage assets?		Green		
	10e) Would the development affect an important non-designated archaeological site?		Green		
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?		Green		
	10g) Will development of the site affect the setting of an		Green		

	elevated conservation area?			
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A small greenfield site to the south of Stillington along York Road. The development is within the settlement boundary and respects the built form. The site performs adequately against the sustainability objectives but there are some issues that need addressing.

E/141/004	Land To The East Of Oakdene Mill Lane Stillington North Yorkshire		
Context:	This is a greenfield site. To the east is business/industrial use. To the south is Mill Lane. To the west is residential development and to the north greenfields.		
Site Area (Ha):	0.23		
Sustainability Appraisal Assessment			
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.
	1b) Does the site have any biodiversity issues?	Amber	
	1c) Would the development impact on a local nature reserve?	Green	
	1d) Are there any Tree Preservation Orders on the site?	Green	
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green	
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.
	3b) Does the site have good connectivity to public transport?	Amber	
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings or brownfield	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.
	4b) Is the site potentially subject to contamination or other ground condition issues?	Amber	
	4c) Would there be loss of best and most versatile agricultural land?	Amber	

land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Red		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Red		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and character of the landscape and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or AONB.	Green

protect the special qualities of the AONB's and National Park.					
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 6789.52	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 5342.36		
		Primary School	Amber - 668.45		
		Secondary School	Red - 6672.37		
		Doctors	Amber - 758.74		
		Convenience Store	Green - 364.76		
		Village Hall	Green - 391.35		
		Play Area	Amber - 1112.5		
		Recreation Area	Red - 3225.53		
		Youth Provision	Green - 394.4		
		Outdoor Sport	Amber - 759.17		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			
	10h) Would development affect	Green			

	the setting of a Scheduled Ancient Monument?			
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site to the north of Mill Lane on the eastern approach to Stillington. The site is prominent on the approach to the settlement and would impact on the form of the settlement. The site performs poorly against objective five.

E/141/005	Land North Of Sillington Social Club York Road Stillington North Yorkshire		STL1	
Context:	This is a greenfield site. To the west and south is site ref ALT/E/141/010/G (greenfield), and the recreation ground. To the north is a recent housing development. To the east is a smaller, separate, recent housing development.			
Site Area (Ha):	1.31			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is likely to be appropriate for development.	Green
	5b) Is the site prominent in any significant views towards a settlement?	Green		
	5c) What is the impact on form and character of a settlement?	Green		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or AONB.	Green

landscape and protect the special qualities of the AONB's and National Park.					
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 6391.32	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 4754.65		
		Primary School	Amber - 760.34		
		Secondary School	Red - 6274.18		
		Doctors	Amber - 850.64		
		Convenience Store	Amber - 456.65		
		Village Hall	Green - 483.25		
		Play Area	Green - 524.79		
		Recreation Area	Red - 3573.19		
		Youth Provision	Green - 468.32		
Outdoor Sport	Green - 353.28				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Amber	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Amber			
	10e) Would the development affect an important non-designated archaeological site?	Green			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site off York Road, running along the rear of properties at Back Lane. The site is adjacent to LDF site EH6 and site 16/02722/REM (five dwellings) so would have limited impact on built form. The site performs adequately against the sustainability objectives but there are some issues that need addressing.

E/144/001	Land To The South And East Of Lynne House Carr Lane Sutton On The Forest North Yorkshire			
Context:	This is a greenfield site. Carr Lane runs along the western boundary. Manor Farm, a recent residential conversion, is to the south of the site. To the north is residential development, and greenfields to the east. The site abuts part of site ref E/144/008 in the south western corner.			
Site Area (Ha):	1.28			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Red	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural	Amber		

existing buildings or brownfield land	land?			
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Red	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Green		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or	Green

character of the landscape and protect the special qualities of the AONB's and National Park.				AONB.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 9558.33	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Amber - 1268.95		
		Primary School	Amber - 554.12		
		Secondary School	Red - 9441.19		
		Doctors	Red - 4065.58		
		Convenience Store	Red - 3058.52		
		Village Hall	Green - 182.17		
		Play Area	Red - 3127.4		
		Recreation Area	Green - 465.29		
		Youth Provision	Red - 3133.77		
		Outdoor Sport	Red - 3285.7		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Amber		This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber
	10 b) Would development affect the character and appearance of the conservation area?	Amber			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Amber			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an	Green			

	elevated conservation area?			
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site on the eastern edge of the settlement. Development along the edge of Main Street would be read with the existing built form, however, the site extends eastwards into the countryside which would have a negative impact on the settlement. The site is distant from services. The site performs poorly against objective five and nine.

E/144/003	Seniors Farm Main Street Sutton On The Forest North Yorkshire YO61 1DW				
Context:	This is a greenfield site with agricultural sheds within the south of the site. The south of the site is bounded by Main Street, and residential development. To the east is residential development and Stillington Road. To the north and west are greenfields, with some agricultural buildings.				
Site Area (Ha):	1.32				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Amber	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Green			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Well served by footpaths, cycle routes and the public transport network.	Green	
	3b) Does the site have good connectivity to public transport?	Bus Stop			Green
		Train Station			
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green			
	4c) Would there be loss of best and most versatile agricultural	Amber			

existing buildings or brownfield land	land?			
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Red	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Amber		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Amber		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Amber		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the quality and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or	Green

character of the landscape and protect the special qualities of the AONB's and National Park.				AONB.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 9586.67	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Amber - 1574.14		
		Primary School	Green - 281.94		
		Secondary School	Red - 9469.52		
		Doctors	Red - 4093.91		
		Convenience Store	Red - 2786.34		
		Village Hall	Green - 275.95		
		Play Area	Red - 2940.12		
		Recreation Area	Amber - 770.48		
		Youth Provision	Red - 2941.18		
Outdoor Sport	Red - 3013.52				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Red	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Amber			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Green			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an	Green			

	elevated conservation area?			
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Amber		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

An agricultural site to the rear of properties along Main Street. The site would extend the settlement into the countryside to the north, not respecting the linear built form. It is also distant from some services and amenities. The site performs poorly against objective five and nine.

E/144/004	Land off Goose Lane Sutton on the Forest				
Context:	This is a greenfield site. The western boundary abuts York Road. Part of the northern boundary follows Goose Lane, and cuts around industrial land, to the north east. Also to the north east is a holiday park. To the south are greenfields. Outside the site area, to the south west is a sewage works.				
Site Area (Ha):	52.66				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Amber	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Green			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Red	Poor or no links to footpaths, cycle routes and the public transport network.	Red	
	3b) Does the site have good connectivity to public transport?	Bus Stop			Red
		Train Station			Red
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green			
	4c) Would there be loss of best and most versatile agricultural land?	Amber			

existing buildings or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Red	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Red		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Amber	There is potential impact as the site is within the buffer zone	Amber

<p>character of the landscape and protect the special qualities of the AONB's and National Park.</p>			<p>as identified by Natural England.</p>																							
<p>9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves</p>	<p>9a) Does the site have good connectivity to the following services and facilities?</p>	<table border="1"> <tr> <td data-bbox="675 443 847 551">Town Centre</td> <td data-bbox="855 443 991 551">Red - 12615.01</td> </tr> <tr> <td data-bbox="675 551 847 696">Industrial Estate/ Business Park</td> <td data-bbox="855 551 991 696">Red - 1934.45</td> </tr> <tr> <td data-bbox="675 696 847 770">Primary School</td> <td data-bbox="855 696 991 770">Red - 3610.8</td> </tr> <tr> <td data-bbox="675 770 847 878">Secondary School</td> <td data-bbox="855 770 991 878">Red - 12497.87</td> </tr> <tr> <td data-bbox="675 878 847 952">Doctors</td> <td data-bbox="855 878 991 952">Red - 7122.25</td> </tr> <tr> <td data-bbox="675 952 847 1025">Convenience Store</td> <td data-bbox="855 952 991 1025">Red - 6115.2</td> </tr> <tr> <td data-bbox="675 1025 847 1099">Village Hall</td> <td data-bbox="855 1025 991 1099">Red - 3238.85</td> </tr> <tr> <td data-bbox="675 1099 847 1173">Play Area</td> <td data-bbox="855 1099 991 1173">Red - 6184.07</td> </tr> <tr> <td data-bbox="675 1173 847 1247">Recreation Area</td> <td data-bbox="855 1173 991 1247">Red - 3398.78</td> </tr> <tr> <td data-bbox="675 1247 847 1321">Youth Provision</td> <td data-bbox="855 1247 991 1321">Red - 6190.44</td> </tr> <tr> <td data-bbox="675 1321 847 1384">Outdoor Sport</td> <td data-bbox="855 1321 991 1384">Red - 6342.37</td> </tr> </table>	Town Centre	Red - 12615.01	Industrial Estate/ Business Park	Red - 1934.45	Primary School	Red - 3610.8	Secondary School	Red - 12497.87	Doctors	Red - 7122.25	Convenience Store	Red - 6115.2	Village Hall	Red - 3238.85	Play Area	Red - 6184.07	Recreation Area	Red - 3398.78	Youth Provision	Red - 6190.44	Outdoor Sport	Red - 6342.37	<p>No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.</p>	<p>Red</p>
Town Centre	Red - 12615.01																									
Industrial Estate/ Business Park	Red - 1934.45																									
Primary School	Red - 3610.8																									
Secondary School	Red - 12497.87																									
Doctors	Red - 7122.25																									
Convenience Store	Red - 6115.2																									
Village Hall	Red - 3238.85																									
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Outdoor Sport	Red - 6342.37																									
<p>10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.</p>	<table border="1"> <tr> <td data-bbox="427 1384 847 1458">10 a) Is the development in a conservation area?</td> <td data-bbox="855 1384 991 1458">Green</td> </tr> <tr> <td data-bbox="427 1458 847 1565">10 b) Would development affect the character and appearance of the conservation area?</td> <td data-bbox="855 1458 991 1565">Green</td> </tr> <tr> <td data-bbox="427 1565 847 1673">10 c) Would development affect the setting and/or significance of a listed building?</td> <td data-bbox="855 1565 991 1673">Amber</td> </tr> <tr> <td data-bbox="427 1673 847 1780">10d) Will the development of the site affect non-designated heritage assets?</td> <td data-bbox="855 1673 991 1780">Amber</td> </tr> <tr> <td data-bbox="427 1780 847 1888">10e) Would the development affect an important non-designated archaeological site?</td> <td data-bbox="855 1780 991 1888">Amber</td> </tr> <tr> <td data-bbox="427 1888 847 2029">10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?</td> <td data-bbox="855 1888 991 2029">Green</td> </tr> </table>	10 a) Is the development in a conservation area?	Green	10 b) Would development affect the character and appearance of the conservation area?	Green	10 c) Would development affect the setting and/or significance of a listed building?	Amber	10d) Will the development of the site affect non-designated heritage assets?	Amber	10e) Would the development affect an important non-designated archaeological site?	Amber	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green	<p>This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.</p>	<p>Amber</p>											
10 a) Is the development in a conservation area?	Green																									
10 b) Would development affect the character and appearance of the conservation area?	Green																									
10 c) Would development affect the setting and/or significance of a listed building?	Amber																									
10d) Will the development of the site affect non-designated heritage assets?	Amber																									
10e) Would the development affect an important non-designated archaeological site?	Amber																									
10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green																									

	10g) Will development of the site affect the setting of an elevated conservation area?	Green		
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Neutral	The objective is not applicable as the site is only being considered for recreation purposes.	Neutral
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Neutral		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for recreational development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for recreational development.	Neutral
Summary of Sustainability Appraisal:				

A large greenfield site off York Road, south of Sutton on the Forest proposed for a caravan park. The site is very distant from the nearest settlement and as such the access to sustainable transport options is limited and so is access to services and amenities. There would be a considerable impact on the openness of the countryside around the nearby settlements, changing the character of the area.

E/144/006	Grounds Sutton Park Main Street Sutton On The Forest North Yorkshire YO61 1DP			
Context:	This site is greenfield, which encompasses Sutton Park gardens, Sutton Hall and outbuildings. The western boundary follows York Road. Outside the site boundary, to the south western corner, is site ref E/144/005 (agricultural buildings). The eastern boundary is bounded by greenfields, and to the north east site ref E/144/010 (greenfield) and site ref E/144/007 (greenfield). The northern boundary follows Main Street and is bounded by residential development. To the south are greenfields.			
Site Area (Ha):	68.91			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Red	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	Bus Stop		
		Train Station		
4. To protect and enhance soils and the most efficient use of land through	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		

optimising opportunities for the re-use of existing buildings or brownfield land	4c) Would there be loss of best and most versatile agricultural land?	Amber	be required.	
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Red	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Red		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		

<p>8. To maintain and enhance the quality and character of the landscape and protect the special qualities of the AONB's and National Park.</p>	<p>8a) Does the site have a negative impact on the setting of the National Park or AONB?</p>		<p>Amber</p>	<p>There is potential impact as the site is within the buffer zone as identified by Natural England.</p>	<p>Amber</p>																					
<p>9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves</p>	<p>9a) Does the site have good connectivity to the following services and facilities?</p>	<table border="1"> <tr> <td data-bbox="675 557 847 658">Town Centre</td> <td data-bbox="855 557 991 658">Red - 10346.81</td> </tr> <tr> <td data-bbox="675 658 847 804">Industrial Estate/ Business Park</td> <td data-bbox="855 658 991 804">Red - 3085.04</td> </tr> <tr> <td data-bbox="675 804 847 882">Primary School</td> <td data-bbox="855 804 991 882">Red - 1504.66</td> </tr> <tr> <td data-bbox="675 882 847 983">Secondary School</td> <td data-bbox="855 882 991 983">Red - 10229.67</td> </tr> <tr> <td data-bbox="675 983 847 1061">Doctors</td> <td data-bbox="855 983 991 1061">Red - 5604.81</td> </tr> <tr> <td data-bbox="675 1061 847 1140">Convenience Store</td> <td data-bbox="855 1061 991 1140">Red - 3158.8</td> </tr> <tr> <td data-bbox="675 1140 847 1218">Village Hall</td> <td data-bbox="855 1140 991 1218">Red - 1786.85</td> </tr> <tr> <td data-bbox="675 1218 847 1296">Play Area</td> <td data-bbox="855 1218 991 1296">Red - 3312.58</td> </tr> <tr> <td data-bbox="675 1296 847 1375">Recreation Area</td> <td data-bbox="855 1296 991 1375">Red - 2281.38</td> </tr> <tr> <td data-bbox="675 1375 847 1453">Youth Provision</td> <td data-bbox="855 1375 991 1453">Red - 3313.64</td> </tr> <tr> <td data-bbox="675 1453 847 1491">Outdoor Sport</td> <td data-bbox="855 1453 991 1491">Red - 3385.97</td> </tr> </table>	Town Centre	Red - 10346.81	Industrial Estate/ Business Park	Red - 3085.04	Primary School	Red - 1504.66	Secondary School	Red - 10229.67	Doctors	Red - 5604.81	Convenience Store	Red - 3158.8	Village Hall	Red - 1786.85	Play Area	Red - 3312.58	Recreation Area	Red - 2281.38	Youth Provision	Red - 3313.64	Outdoor Sport	Red - 3385.97	<p>No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.</p>	<p>Red</p>
Town Centre	Red - 10346.81																									
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Youth Provision	Red - 3313.64																									
Outdoor Sport	Red - 3385.97																									
<p>10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.</p>	<table border="1"> <tr> <td data-bbox="427 1503 847 1570">10 a) Is the development in a conservation area?</td> <td data-bbox="855 1503 991 1570">Red</td> </tr> <tr> <td data-bbox="427 1570 847 1671">10 b) Would development affect the character and appearance of the conservation area?</td> <td data-bbox="855 1570 991 1671">Amber</td> </tr> <tr> <td data-bbox="427 1671 847 1771">10 c) Would development affect the setting and/or significance of a listed building?</td> <td data-bbox="855 1671 991 1771">Red</td> </tr> <tr> <td data-bbox="427 1771 847 1883">10d) Will the development of the site affect non-designated heritage assets?</td> <td data-bbox="855 1771 991 1883">Amber</td> </tr> <tr> <td data-bbox="427 1883 847 1995">10e) Would the development affect an important non-designated archaeological site?</td> <td data-bbox="855 1883 991 1995">Amber</td> </tr> <tr> <td data-bbox="427 1995 847 2031">10f) Will the development of the</td> <td data-bbox="855 1995 991 2031">Green</td> </tr> </table>	10 a) Is the development in a conservation area?	Red	10 b) Would development affect the character and appearance of the conservation area?	Amber	10 c) Would development affect the setting and/or significance of a listed building?	Red	10d) Will the development of the site affect non-designated heritage assets?	Amber	10e) Would the development affect an important non-designated archaeological site?	Amber	10f) Will the development of the	Green	<p>This site is in a highly sensitive location where development would impact unacceptably on the significance of designated heritage assets.</p>	<p>Red</p>											
10 a) Is the development in a conservation area?	Red																									
10 b) Would development affect the character and appearance of the conservation area?	Amber																									
10 c) Would development affect the setting and/or significance of a listed building?	Red																									
10d) Will the development of the site affect non-designated heritage assets?	Amber																									
10e) Would the development affect an important non-designated archaeological site?	Amber																									
10f) Will the development of the	Green																									

	site affect a Registered Historic Park and Garden or Registered Battlefield?			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green		
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Red		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Neutral	The objective is not applicable as the site is only being considered for recreation purposes.	Neutral
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Neutral		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for recreational development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for recreational development.	Neutral
Summary of Sustainability Appraisal:				

A large greenfield site stretching down York Road, south of Sutton on the Forest.

E/144/007	Land To The South Of 19 The Gowans Sutton On The Forest North Yorkshire			
Context:	This site is a greenfield. To the west is site ref E/144/006 (greenfield) and to the north residential development and site ref E/144/010 (greenfield). To the east and south are greenfields.			
Site Area (Ha):	2.30			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Red	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Red	Poor or no links to footpaths, cycle routes and the public transport network.	Red
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Red</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Red			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Red	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Red		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or AONB.	Green

landscape and protect the special qualities of the AONB's and National Park.					
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 9900.26	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Amber - 1487.68		
		Primary School	Amber - 896.04		
		Secondary School	Red - 9783.11		
		Doctors	Red - 4407.5		
		Convenience Store	Red - 3400.44		
		Village Hall	Green - 524.09		
		Play Area	Red - 3469.32		
		Recreation Area	Green - 344.74		
		Youth Provision	Red - 3475.69		
		Outdoor Sport	Red - 3627.62		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Amber	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Amber			
	10 c) Would development affect the setting and/or significance of a listed building?	Amber			
	10d) Will the development of the site affect non-designated heritage assets?	Amber			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

Greenfield site stretching south from the rear of The Gowans. The site has poor links to sustainable transport options and does not easily connect to the highway. The site would extend the settlement to the south and have a negative impact on the form and character. The site also has poor links to services and amenities. The site performs poorly against objectives three, five and nine.

E/144/008	Land To The South And East Of Lynne House Carr Lane Sutton On The Forest North Yorkshire			
Context:	This is a greenfield site. Carr Lane runs along the western boundary. Manor Farm, a recent residential conversion is to the south of the site. To the north is residential development, and greenfields to the east. This site has the same boundary as E/144/001 but includes an additional small parcel of land to the south east corner.			
Site Area (Ha):	1.33			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Red	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural	Amber		

existing buildings or brownfield land	land?			
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Red	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Amber		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or	Green

character of the landscape and protect the special qualities of the AONB's and National Park.				AONB.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 9558.9	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Amber - 1265.3		
		Primary School	Amber - 554.68		
		Secondary School	Red - 9441.75		
		Doctors	Red - 4066.14		
		Convenience Store	Red - 3059.08		
		Village Hall	Green - 182.73		
		Play Area	Red - 3127.96		
		Recreation Area	Green - 461.64		
		Youth Provision	Red - 3134.33		
Outdoor Sport	Red - 3286.26				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Amber	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Amber			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Amber			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an	Green			

	elevated conservation area?			
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site on the eastern edge of the settlement. Development along the edge of Main Street would be read with the existing built form, however, the site extends eastwards into the countryside which would have a negative impact on the settlement. The site is distant from services. The site performs poorly against objective five and nine.

E/144/009	Land On The South West Side Of Carr Lane Sutton On The Forest North Yorkshire				
Context:	This is a greenfield site. Goose Lane runs along the northern boundary and Carr Lane along the eastern boundary. To the west is an agricultural unit and a holiday park to the south.				
Site Area (Ha):	12.18				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Green			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Amber			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Red	Poor or no links to footpaths, cycle routes and the public transport network.	Red	
	3b) Does the site have good connectivity to public transport?	Bus Stop			Red
		Train Station			
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Amber			
	4c) Would there be loss of best and most versatile agricultural land?	Amber			

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Red	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Red		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Amber	There is potential impact as the site is within the buffer zone as identified by Natural	Amber

landscape and protect the special qualities of the AONB's and National Park.				England.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 12069.74	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Amber - 1389.18		
		Primary School	Red - 3065.52		
		Secondary School	Red - 11952.59		
		Doctors	Red - 6576.97		
		Convenience Store	Red - 5569.92		
		Village Hall	Red - 2693.57		
		Play Area	Red - 5638.79		
		Recreation Area	Red - 2853.5		
		Youth Provision	Red - 5645.17		
		Outdoor Sport	Red - 5797.09		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the	Green			

	site affect the setting of an elevated conservation area?			
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Neutral	The objective is not applicable as the site is only being considered for recreation purposes.	Neutral
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Neutral		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for recreational development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for recreational development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site south of Sutton on the Forest at the junction of Goose Lane and Carr Lane proposed for a caravan park. The site is some distance from any settlement and as such is distant from public rights of way and amenities and services. If the site is a short stay caravan park then distance to amenities is not such an issue. However, a site in this location would have an impact on the openness of the countryside in this location. The site performs poorly against objective five.

E/144/010	Orchards Rear Of The Gowans Sutton On The Forest North Yorkshire			
Context:	This is a greenfield site. To the west and south of the site is site ref E/144/006. To the north is recreational ground. To the east is residential development, and site ref E/144/007 is off the south eastern corner.			
Site Area (Ha):	0.95			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Red	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Red	Poor or no links to footpaths, cycle routes and the public transport network.	Red
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Red</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Red			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Red	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Red		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Amber	There is potential impact as the site is within the buffer zone as identified by Natural	Amber

landscape and protect the special qualities of the AONB's and National Park.				England.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 9900.33	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Amber - 1487.75		
		Primary School	Amber - 896.11		
		Secondary School	Red - 9783.18		
		Doctors	Red - 4407.57		
		Convenience Store	Red - 3400.51		
		Village Hall	Green - 524.16		
		Play Area	Red - 3469.38		
		Recreation Area	Green - 134.92		
		Youth Provision	Red - 3475.76		
		Outdoor Sport	Red - 3627.68		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Amber	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Amber			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Amber			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

	10h) Would development affect the setting of a Scheduled Ancient Monument?	Amber		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site to the west of The Gowans. The site has poor links to sustainable transport options and does not easily connect to the highway. The site would extend the settlement to the south and have a negative impact on the form and character. The site also has poor links to services and amenities. The site performs poorly against objectives three, five and nine.

ALT/E/144/0 11	Newton House Farmstead and Land/Forest Lodge, York Road, Sutton On The Forest, N Yorkshire				
Context:	This is a greenfield site with a large agricultural shed to the north eastern corner. The site is bounded by York Road to the east and Huby Road to the north, both with residential development between the site boundary and highway. To the south and west are greenfields.				
Site Area (Ha):	1.43				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Green			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Well served by footpaths, cycle routes and the public transport network.	Green	
	3b) Does the site have good connectivity to public transport?	Bus Stop			Green
		Train Station			
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green			
	4c) Would there be loss of best and most versatile agricultural	Amber			

existing buildings or brownfield land	land?			
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Red	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Red		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or	Green

character of the landscape and protect the special qualities of the AONB's and National Park.				AONB.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 9580.77	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 2319		
		Primary School	Amber - 738.62		
		Secondary School	Red - 9463.63		
		Doctors	Red - 4838.77		
		Convenience Store	Red - 2392.76		
		Village Hall	Amber - 1020.81		
		Play Area	Red - 2546.54		
		Recreation Area	Red - 1515.34		
		Youth Provision	Red - 2547.6		
Outdoor Sport	Red - 2619.94				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Amber	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Amber			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Green			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an	Green			

	elevated conservation area?			
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

Agricultural and greenfield land at Newton House Farmstead. The site would extend the settlement into the countryside and is distant from some services and amenities. The site performs poorly against objective five and nine.

E/162/001	Land Off Forge Lane Tollerton North Yorkshire				
Context:	This is a greenfield site with a pond. The site is bounded by residential development, Alne Road and Forge Lane to the north and north western boundaries. Tennis Court Lane runs along the south eastern boundary, with residential development beyond this to the west. The south western boundary abuts greenfields and agricultural buildings.				
Site Area (Ha):	1.30				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Green			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Amber			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber	
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td>Amber</td> </tr> <tr> <td>Train Station</td> <td></td> </tr> </table>			Bus Stop
Bus Stop	Amber				
Train Station					
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green			
	4c) Would there be loss of best and most versatile agricultural	Amber			

the re-use of existing buildings or brownfield land	land?			
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a suitable location, given its proposed preferred use and has potential to incorporate mitigation and enhancement measures. Further assessment will be required.	Amber
	5b) Is the site prominent in any significant views towards a settlement?	Green		
	5c) What is the impact on form and character of a settlement?	Amber		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the	8a) Does the site have a negative impact on the setting of the	Green	The site will not have an impact on the setting of	Green

quality and character of the landscape and protect the special qualities of the AONB's and National Park.	National Park or AONB?		a national park or AONB.		
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 7263.72	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 4747.73		
		Primary School	Red - 2526.8		
		Secondary School	Red - 6753.95		
		Doctors	Amber - 694.88		
		Convenience Store	Green - 387.22		
		Village Hall	Green - 610.63		
		Play Area	Amber - 796.96		
		Recreation Area	Amber - 867.59		
		Youth Provision	Amber - 787.14		
Outdoor Sport	Amber - 981.82				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Amber	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Amber			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Green			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the	Green			

	site affect the setting of an elevated conservation area?			
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site to the west of Tollerton, to the rear of properties at Forge Lane. The site performs adequately against the sustainability objectives but there are some issues that need addressing.

E/162/003	OS Field 1745 Back Lane Tollerton North Yorkshire			
Context:	This is a greenfield site. The site is bounded by site ref E/162/011 (greenfield) and Moor Lane to the west and north west and site ref E/162/009 (greenfield) to the north east. There are greenfields and residential development to the south east, south west and south.			
Site Area (Ha):	0.73			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to a network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

existing buildings or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Amber		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or	Green

character of the landscape and protect the special qualities of the AONB's and National Park.				AONB.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 6996.24	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 4480.25		
		Primary School	Red - 2761.72		
		Secondary School	Red - 6486.47		
		Doctors	Amber - 529.93		
		Convenience Store	Amber - 407.56		
		Village Hall	Green - 343.16		
		Play Area	Green - 632.01		
		Recreation Area	Green - 702.64		
		Youth Provision	Green - 622.18		
Outdoor Sport	Amber - 816.87				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Amber		This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber
	10 b) Would development affect the character and appearance of the conservation area?	Amber			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Amber			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an	Green			

	elevated conservation area?			
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site off Back Lane. In its entirety the site would impact negatively on the built form of the settlement. The site performs poorly against objective five.

E/162/004	OS Field 1745 Back Lane Tollerton North Yorkshire				
Context:	This is a greenfield site. The site is bounded by site ref E/162/011 (greenfield) and Moor Lane to the west and north west, and site ref E/162/003 (greenfield) to the north east. There is greenfield and residential development to the south east. This site is part of the larger site ref E/162/003. To the south is Back Lane and residential development.				
Site Area (Ha):	0.40				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Green			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber	
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td>Amber</td> </tr> <tr> <td>Train Station</td> <td></td> </tr> </table>			Bus Stop
Bus Stop	Amber				
Train Station					
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green			
	4c) Would there be loss of best and most versatile agricultural	Amber			

the re-use of existing buildings or brownfield land	land?			
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a suitable location, given its proposed preferred use and has potential to incorporate mitigation and enhancement measures. Further assessment will be required.	Amber
	5b) Is the site prominent in any significant views towards a settlement?	Amber		
	5c) What is the impact on form and character of a settlement?	Amber		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the	8a) Does the site have a negative impact on the setting of the	Green	The site will not have an impact on the setting of	Green

quality and character of the landscape and protect the special qualities of the AONB's and National Park.	National Park or AONB?		a national park or AONB.		
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 6984.38	The site has good access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Green
		Industrial Estate/ Business Park	Red - 4468.4		
		Primary School	Red - 2717.72		
		Secondary School	Red - 6474.61		
		Doctors	Amber - 518.07		
		Convenience Store	Green - 395.7		
		Village Hall	Green - 331.3		
		Play Area	Green - 620.15		
		Recreation Area	Green - 690.78		
		Youth Provision	Green - 610.32		
Outdoor Sport	Amber - 805.01				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Amber	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Amber			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Amber			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the	Green			

	site affect the setting of an elevated conservation area?			
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site off Back Lane. Reduced form site E/162/003, this site better reflects the built form of this area. The site performs adequately against the sustainability objectives but there are some issues that need addressing.

E/162/004a	OS Field 1745 Back Lane Tollerton North Yorkshire				
Context:	This is a greenfield site. The site is bounded by site ref E/162/011 (greenfield) and Moor Lane to the west and north west, and site ref E/162/003 (greenfield) to the north east. There is greenfield and residential development to the south east. This site is part of the larger site ref E/162/003. To the south is Back Lane and residential development.				
Site Area (Ha):	0.33				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Green			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber	
	3b) Does the site have good connectivity to public transport?	Bus Stop			Amber
		Train Station			
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green			
	4c) Would there be loss of best and most versatile agricultural	Amber			

the re-use of existing buildings or brownfield land	land?			
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a suitable location, given its proposed preferred use and has potential to incorporate mitigation and enhancement measures. Further assessment will be required.	Amber
	5b) Is the site prominent in any significant views towards a settlement?	Amber		
	5c) What is the impact on form and character of a settlement?	Amber		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the	8a) Does the site have a negative impact on the setting of the	Green	The site will not have an impact on the setting of	Green

quality and character of the landscape and protect the special qualities of the AONB's and National Park.	National Park or AONB?		a national park or AONB.		
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 6979.7	The site has good access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Green
		Industrial Estate/ Business Park	Red - 4463.71		
		Primary School	Red - 2710.59		
		Secondary School	Red - 6469.93		
		Doctors	Amber - 513.38		
		Convenience Store	Green - 276.66		
		Village Hall	Green - 326.61		
		Play Area	Green - 615.46		
		Recreation Area	Green - 686.09		
		Youth Provision	Green - 605.64		
Outdoor Sport	Amber - 800.32				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Amber	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Amber			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Amber			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the	Green			

	site affect the setting of an elevated conservation area?			
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site off Back Lane. Reduced form site E/162/003, this site better reflects the built form of this area. The site performs adequately against the sustainability objectives but there are some issues that need addressing.

E/162/005	OS Field 5532 Hambleton View Tollerton North Yorkshire			
Context:	This is a greenfield site. The site is bounded by east coast main line to the north east, residential development to the north, north west and west. Site ref E/162/006 (greenfield) lies to the south.			
Site Area (Ha):	1.66			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Well served by footpaths, cycle routes and the public transport network.	Green
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Green</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Green			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Red	This site is in a suitable location, given its proposed preferred use and has potential to incorporate mitigation and enhancement measures. Further assessment will be required.	Amber
	5b) Is the site prominent in any significant views towards a settlement?	Green		
	5c) What is the impact on form and character of a settlement?	Amber		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Amber		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Amber		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or AONB.	Green

landscape and protect the special qualities of the AONB's and National Park.					
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 7241.94	The site has good access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Green
		Industrial Estate/ Business Park	Red - 4725.95		
		Primary School	Red - 3162.66		
		Secondary School	Red - 6732.17		
		Doctors	Green - 177.4		
		Convenience Store	Amber - 550.74		
		Village Hall	Green - 588.85		
		Play Area	Green - 382.04		
		Recreation Area	Green - 452.67		
		Youth Provision	Green - 372.21		
Outdoor Sport	Green - 566.9				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site has the potential to preserve the historic environment, and it is unlikely that the development of this site will affect any designated or non-designated heritage assets.	Green	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Green			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site to the north east of Tollerton between Kyle Close and the railway line. The site performs adequately against the sustainability objectives but there are some issues that need addressing.

E/162/005a	OS Field 5532 Hambleton View			
Context:	This is a greenfield site. This is a smaller portion of site ref E/162/005, to the north. The site is bounded by east coast main line to the north east, residential development to the north, north west and west. Site ref E/162/005 (greenfield) lies to the south.			
Site Area (Ha):	0.80			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Well served by footpaths, cycle routes and the public transport network.	Green
	3b) Does the site have good connectivity to public transport?	Green		
		Bus Stop		
		Train Station		
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Red	This site is in a suitable location, given its proposed preferred use and has potential to incorporate mitigation and enhancement measures. Further assessment will be required.	Amber
	5b) Is the site prominent in any significant views towards a settlement?	Green		
	5c) What is the impact on form and character of a settlement?	Amber		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Amber		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Amber		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	The site is in a vulnerable location, development of the site may increase the risk of flooding on site or elsewhere which mitigation cannot negate.	Red
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Red		
	7d) Will development increase the risk of flooding?	Red		
	7e) Can any increase in risk of flooding be mitigated?	Red		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or AONB.	Green

landscape and protect the special qualities of the AONB's and National Park.					
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 7178.31	The site has good access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Green
		Industrial Estate/ Business Park	Red - 4662.32		
		Primary School	Red - 3099.03		
		Secondary School	Red - 6668.54		
		Doctors	Green - 312.97		
		Convenience Store	Green - 216.17		
		Village Hall	Green - 525.22		
		Play Area	Green - 415.06		
		Recreation Area	Green - 485.69		
		Youth Provision	Green - 405.23		
Outdoor Sport	Green - 599.91				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site has the potential to preserve the historic environment, and it is unlikely that the development of this site will affect any designated or non-designated heritage assets.	Green	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Green			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site to the north east of Tollerton between Kyle Close and the railway line, reduced from site E/162/005a. The site performs adequately against the sustainability objectives but there are some issues that need addressing.

E/162/006	Malt Kiln House Newton Road Tollerton North Yorkshire YO61 1QT				
Context:	This site is a mix of greenfield, agricultural and industrial use. The site is bounded by the east coast main line to the north east. There is residential development and the community tennis courts to the west. Warehill Lane and greenfields are to the south. Site ref E/162/005 (greenfield) are to the north of the site.				
Site Area (Ha):	4.62				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Green			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Well served by footpaths, cycle routes and the public transport network.	Green	
	3b) Does the site have good connectivity to public transport?	Bus Stop			Green
		Train Station			
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green			
	4c) Would there be loss of best and most versatile agricultural	Amber			

existing buildings or brownfield land	land?			
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Red	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Red		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Amber		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Amber		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or	Green

character of the landscape and protect the special qualities of the AONB's and National Park.				AONB.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 7413.75	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 4897.76		
		Primary School	Red - 3334.47		
		Secondary School	Red - 6903.98		
		Doctors	Amber - 451.76		
		Convenience Store	Amber - 722.55		
		Village Hall	Amber - 760.66		
		Play Area	Green - 460.92		
		Recreation Area	Green - 531.55		
		Youth Provision	Green - 451.09		
Outdoor Sport	Green - 119.62				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Amber			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an	Green			

	elevated conservation area?			
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A large mainly greenfield site to the south east of Tollerton. The site would extend the settlement out into the countryside, impacting on the built form and character. The site performs poorly against objective five.

E/162/007	OS Field 2211 South Back Lane Tollerton North Yorkshire				
Context:	This is a greenfield site. The site is bounded by South Back Lane to the northwest, industrial use to the north east, residential development to the south east and site ref E/162/008 to the south east. This site is also included within E/162/008 which lies to the south fo the site.				
Site Area (Ha):	0.76				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Green			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber	
	3b) Does the site have good connectivity to public transport?	Bus Stop			Amber
		Train Station			
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green			
	4c) Would there be loss of best and most versatile agricultural	Amber			

existing buildings or brownfield land	land?			
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a suitable location, given its proposed preferred use and has potential to incorporate mitigation and enhancement measures. Further assessment will be required.	Amber
	5b) Is the site prominent in any significant views towards a settlement?	Green		
	5c) What is the impact on form and character of a settlement?	Amber		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Amber		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Amber		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the quality and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or	Green

character of the landscape and protect the special qualities of the AONB's and National Park.				AONB.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 7138.7	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 4622.71		
		Primary School	Red - 3059.41		
		Secondary School	Red - 6628.92		
		Doctors	Amber - 412.58		
		Convenience Store	Amber - 447.49		
		Village Hall	Green - 485.61		
		Play Area	Green - 514.66		
		Recreation Area	Green - 585.29		
		Youth Provision	Green - 504.84		
Outdoor Sport	Green - 699.52				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Amber	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Amber			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Green			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an	Green			

	elevated conservation area?			
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site along South Back Lane, adjacent to timber yard. The site performs adequately against the sustainability objectives but there are some issues that need addressing.

E/162/008	Land off Newton Road and South Back Lane Tollerton				
Context:	This is a U shaped greenfield site. The site is bounded by South Back Lane to the north west. Residential development cuts into the middle of the site from the north east and Newton Road. Site ref E/162/007 is also included within this site, at the north western corner. There are greenfields to the south.				
Site Area (Ha):	2.97				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Green			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Amber			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber	
	3b) Does the site have good connectivity to public transport?	Bus Stop			Amber
		Train Station			
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green			
	4c) Would there be loss of best and most versatile agricultural land?	Amber			

existing buildings or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Red		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Amber		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Amber		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the quality and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or	Green

character of the landscape and protect the special qualities of the AONB's and National Park.				AONB.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 7201.54	The site has good access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Green
		Industrial Estate/ Business Park	Red - 4685.55		
		Primary School	Red - 3122.26		
		Secondary School	Red - 6691.77		
		Doctors	Green - 294.79		
		Convenience Store	Amber - 510.34		
		Village Hall	Green - 548.45		
		Play Area	Green - 396.88		
		Recreation Area	Green - 467.51		
		Youth Provision	Green - 387.05		
Outdoor Sport	Green - 581.73				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Amber	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Amber			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an	Green			

	elevated conservation area?			
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site that wraps around properties on Church Close. Whilst the site reflects the built form it would be a considerable extension into the countryside. As such the site performs poorly against objective five.

E/162/009	Breckland Field Moorlands Lane Tollerton North Yorkshire			
Context:	This is a greenfield site. To the north east is the east coast main line. To the south is residential development. Moor Lane and an agricultural unit is to the west. Sites ref E/162/011 (greenfield) and E/162/003 (greenfield) are to the south west.			
Site Area (Ha):	6.76			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Red	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Red		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Amber		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Amber		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or AONB.	Green

landscape and protect the special qualities of the AONB's and National Park.					
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 7370.42	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 4854.43		
		Primary School	Red - 2911.75		
		Secondary School	Red - 6860.65		
		Doctors	Amber - 904.11		
		Convenience Store	Amber - 743.38		
		Village Hall	Green - 717.34		
		Play Area	Amber - 1006.19		
		Recreation Area	Amber - 1076.82		
		Youth Provision	Amber - 996.36		
		Outdoor Sport	Red - 1191.04		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Amber			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Amber			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A large greenfield site to the north of Tollerton off Station Road. The site would be a significant extension of Tollerton and would be very visible on approach to the village. The site performs poorly against objective five.

E/162/010	Land Off Alne Road Tollerton North Yorkshire			
Context:	This is a greenfield site. Alne Road runs along the southern boundary of the site with residential development on the opposite side of the highway. Site ref ALT/E/162/013 (greenfield) is to the south east of the site. To the west and north east are greenfields.			
Site Area (Ha):	4.61			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Amber		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to a network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Red		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or AONB.	Green

landscape and protect the special qualities of the AONB's and National Park.					
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 7351.02	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 4835.03		
		Primary School	Red - 2488.51		
		Secondary School	Red - 6841.25		
		Doctors	Amber - 782.18		
		Convenience Store	Amber - 474.52		
		Village Hall	Green - 697.93		
		Play Area	Amber - 884.26		
		Recreation Area	Amber - 954.89		
		Youth Provision	Amber - 874.44		
Outdoor Sport	Amber - 1069.12				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Amber			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A large site to the north west of Tollerton. The site would be a significant extension of Tollerton and would be very visible on approach to the village. The site performs poorly against objective five.

E/162/011	OS Field 1745 Back Lane Tollerton North Yorkshire				
Context:	This is a greenfield site. Moor Lane runs along the north western boundary, and Back Lane along the south western boundary. Site ref E/162/003 (greenfield) is to the south east, and site ref E/162/009 (greenfield) to the north east.				
Site Area (Ha):	0.62				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Green			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Red	Poor or no links to footpaths, cycle routes and the public transport network.	Red	
	3b) Does the site have good connectivity to public transport?	Bus Stop			Red
		Train Station			
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green			
	4c) Would there be loss of best and most versatile agricultural land?	Amber			

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Amber		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or AONB.	Green

landscape and protect the special qualities of the AONB's and National Park.					
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 7154.13	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 4638.14		
		Primary School	Red - 2695.46		
		Secondary School	Red - 6644.36		
		Doctors	Amber - 687.81		
		Convenience Store	Amber - 527.09		
		Village Hall	Green - 501.04		
		Play Area	Amber - 789.9		
		Recreation Area	Amber - 860.53		
		Youth Provision	Amber - 780.07		
Outdoor Sport	Amber - 974.75				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Amber	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Amber			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Amber			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site off Back Lane. The site stretches back beyond the building line and would impact negatively on the built form of the settlement. The site performs poorly against objective three and five.

E/162/011a	OS Field 1745 Back Lane Tollerton North Yorkshire				
Context:	This is a greenfield site. Moor Lane runs along the north western boundary, and Back Lane along the south western boundary. Site ref E/162/003 (greenfield) is to the south east, and site ref E/162/011 (greenfield) to the north east. This site is a part of the larger site ref E/162/011.				
Site Area (Ha):	0.31				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Green			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Red	Poor or no links to footpaths, cycle routes and the public transport network.	Red	
	3b) Does the site have good connectivity to public transport?	Bus Stop			Red
		Train Station			
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green			
	4c) Would there be loss of best and most versatile agricultural land?	Amber			

existing buildings or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Amber		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or	Green

character of the landscape and protect the special qualities of the AONB's and National Park.				AONB.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 7115.27	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 4599.28		
		Primary School	Red - 2656.6		
		Secondary School	Red - 6605.5		
		Doctors	Amber - 648.95		
		Convenience Store	Green - 238.71		
		Village Hall	Green - 462.18		
		Play Area	Amber - 751.03		
		Recreation Area	Amber - 821.66		
		Youth Provision	Green - 741.21		
Outdoor Sport	Amber - 935.89				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?		Amber	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber
	10 b) Would development affect the character and appearance of the conservation area?		Amber		
	10 c) Would development affect the setting and/or significance of a listed building?		Green		
	10d) Will the development of the site affect non-designated heritage assets?		Amber		
	10e) Would the development affect an important non-designated archaeological site?		Amber		
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?		Green		
	10g) Will development of the site affect the setting of an		Green		

	elevated conservation area?			
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site off Back Lane. Reduced form site E/162/011, this site better reflects the built form of this area. However, the site would need to come forward along with E/162/004 to retain the building line. The site performs adequately against the sustainability objectives but there are some issues that need addressing.

ALT/E/162/0 13	OS Field 9840, Land North of Alne Rd, Adjacent to The Meads, Tollerton, North Yorkshire			
Context:	This is a greenfield site. Alne Road runs along the southern boundary of the site. Site ref E/162/010 (greenfield) is to the north west of the site. The south east of the site abuts Moor Lane and residential development.			
Site Area (Ha):	0.75			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Amber		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to a network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a suitable location, given its proposed preferred use and has potential to incorporate mitigation and enhancement measures. Further assessment will be required.	Amber
	5b) Is the site prominent in any significant views towards a settlement?	Red		
	5c) What is the impact on form and character of a settlement?	Amber		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or AONB.	Green

landscape and protect the special qualities of the AONB's and National Park.					
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 7188.75	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 4672.76		
		Primary School	Red - 2530.16		
		Secondary School	Red - 6678.98		
		Doctors	Amber - 669.45		
		Convenience Store	Green - 361.79		
		Village Hall	Green - 535.66		
		Play Area	Amber - 771.54		
		Recreation Area	Amber - 842.17		
		Youth Provision	Amber - 761.71		
Outdoor Sport	Amber - 956.39				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Amber			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site off Alne Road on the northern approach. The site is much reduced from E/162/010 and better respects the built form on this side of Alne Road. The site performs adequately against the sustainability objectives but there are some issues that need addressing.