

AGENDA

Page No

6. LOCAL PLAN PUBLICATION CONSULTATION

1 - 366

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

Northallerton Area

Hambleton Local Plan

**Publication
Draft**

July 2019

N/003/003	Land East Of Rievaulx Drive Ainderby Steeple North Yorkshire		
Context:	This is a greenfield site. The site is bounded by the A684 to the north, residential development to the west and greenfields to the south and east.		
Site Area (Ha):	0.74		
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?	Amber	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
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.
	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 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?	Green	
	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 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 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 - 5249.83	The site has good access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Green
		Industrial Estate/ Business Park	Red - 4871.16		
		Primary School	Green - 375.22		
		Secondary School	Red - 5159.21		
		Doctors	Red - 3944.42		
		Convenience Store	Amber - 535.05		
		Village Hall	Green - 194.53		
		Play Area	Green - 272.47		
		Recreation Area	Green - 280.53		
		Youth Provision	Green - 704.42		
Outdoor Sport	Red - 3222.3				
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 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		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 the A684, east of Riedaulx Drive. The site extends beyond settlement boundary, into the countryside to the east. The site performs poorly against objective five.

N/008/001	Land Adjacent Greencroft Appleton Wiske North Yorkshire			
Context:	This site contains a dwelling, curtilage with some greenfield and a range of agricultural shelters to the northern boundary. The site is bounded by highways to the north and south which meet at the western tip of the site. There are greenfields to the east.			
Site Area (Ha):	2.87			
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?	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 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 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 - 13377.87	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 13738.12		
		Primary School	Amber - 913.29		
		Secondary School	Red - 12637.89		
		Doctors	Amber - 867.96		
		Convenience Store	Amber - 687.79		
		Village Hall	Amber - 862.88		
		Play Area	Amber - 1054.54		
		Recreation Area	Red - 4712.67		
		Youth Provision	Amber - 1033.39		
		Outdoor Sport	Amber - 1070.26		
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?	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 Appleton Wiske. The site extends into the countryside, it would have a negative impact on the character of the village and would be visible into and out of the village. The site performs poorly against objective five.

N/008/002	OS Fields 1846, 2944 & 2961 Front Street Appleton Wiske North Yorkshire			
Context:	This is a greenfield site. The western boundary follows residential development and boundary of the primary school, which includes site ref ALT/N/008/004 (school playing field). The southern boundary abuts site ref ALT/N/008/005 and ALT/N/008/009 (both recreation). The site is bounded to the north and east by greenfields. The north western corner of the site abuts site ref N/008/003 (greenfield).			
Site Area (Ha):	4.12			
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	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?	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		

<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="675 557 847 618">Town Centre</td> <td data-bbox="855 557 991 618">Red - 12941.7</td> </tr> <tr> <td data-bbox="675 618 847 763">Industrial Estate/ Business Park</td> <td data-bbox="855 618 991 763">Red - 13301.96</td> </tr> <tr> <td data-bbox="675 763 847 842">Primary School</td> <td data-bbox="855 763 991 842">Green - 226.67</td> </tr> <tr> <td data-bbox="675 842 847 947">Secondary School</td> <td data-bbox="855 842 991 947">Red - 12201.72</td> </tr> <tr> <td data-bbox="675 947 847 1025">Doctors</td> <td data-bbox="855 947 991 1025">Amber - 431.79</td> </tr> <tr> <td data-bbox="675 1025 847 1104">Convenience Store</td> <td data-bbox="855 1025 991 1104">Green - 356.8</td> </tr> <tr> <td data-bbox="675 1104 847 1182">Village Hall</td> <td data-bbox="855 1104 991 1182">Green - 426.71</td> </tr> <tr> <td data-bbox="675 1182 847 1238">Play Area</td> <td data-bbox="855 1182 991 1238">Green - 618.37</td> </tr> <tr> <td data-bbox="675 1238 847 1317">Recreation Area</td> <td data-bbox="855 1238 991 1317">Red - 4276.51</td> </tr> <tr> <td data-bbox="675 1317 847 1384">Youth Provision</td> <td data-bbox="855 1317 991 1384">Green - 597.22</td> </tr> <tr> <td data-bbox="675 1384 847 1456">Outdoor Sport</td> <td data-bbox="855 1384 991 1456">Green - 634.09</td> </tr> </table>	Town Centre	Red - 12941.7	Industrial Estate/ Business Park	Red - 13301.96	Primary School	Green - 226.67	Secondary School	Red - 12201.72	Doctors	Amber - 431.79	Convenience Store	Green - 356.8	Village Hall	Green - 426.71	Play Area	Green - 618.37	Recreation Area	Red - 4276.51	Youth Provision	Green - 597.22	Outdoor Sport	Green - 634.09		<p>The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.</p>	<p>Amber</p>
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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		
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Summary of Sustainability Appraisal:				

A large greenfield site running along the east of Appleton Wiske, adjacent to the Primary School. The site would be a significant extension of the settlement into the countryside and would change the form and character of Appleton Wiske. The site performs poorly against objective five.

N/008/003	Land And Buildings At Village Farm Front Street Appleton Wiske North Yorkshire			
Context:	This is a greenfield site with a number of agricultural shed to the west. The site is bounded by residential development to the south, west and north, and greenfields to the east. The south eastern corner of the site abuts site ref N/008/002 (greenfield).			
Site Area (Ha):	1.36			
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
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	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
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	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?	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 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 - 12999.27	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 13359.52		
		Primary School	Green - 284.24		
		Secondary School	Red - 12259.29		
		Doctors	Amber - 489.36		
		Convenience Store	Amber - 414.37		
		Village Hall	Green - 484.28		
		Play Area	Green - 675.94		
		Recreation Area	Red - 4334.07		
		Youth Provision	Green - 654.79		
		Outdoor Sport	Green - 691.66		
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	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 properties along Front Street. The site performs adequately against the sustainability objectives but there are some issues that need addressing.

N/020/001	Land West Of The Glen Stokesley Road Brompton North Yorkshire				
Context:	This is a greenfield site. To the north and east is Brompton Beck. The southern boundary of the site follows A684 (Stokesley Road). Sites ALT/N/020/006 and ALT/N/020/005 (both greenfield) are to the western boundary, separated by a dwelling and curtilage.				
Site Area (Ha):	1.67				
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?	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?	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 - 3227.05	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 3587.31		
		Primary School	Red - 1378.02		
		Secondary School	Red - 2487.07		
		Doctors	Red - 4017.71		
		Convenience Store	Red - 1306.06		
		Village Hall	Amber - 1062.3		
		Play Area	Red - 1356.95		
		Recreation Area	Red - 1414.6		
		Youth Provision	Red - 1354.19		
Outdoor Sport	Red - 2403.87				
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?	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 approach to Brompton. The site does not respect the linear built form of this location and extends Brompton out into the countryside. Parts of the site fall within flood zones 2 and 3 and are at risk from surface water flooding. Given its edge of settlement location the site has poor access to amenities and services. The site performs poorly against objective five, seven and nine.

N/020/002	Land to rear of 47 to 89a Northallerton Road Brompton North Yorkshire				
Context:	This is a greenfield site. To the west is Northallerton Road, with some residential development between the site boundary and highway. To the south east is Stokesley Road. To the north east are greenfields. Part of the site to the south is included within site ref N/110/023/H which is currently being development for housing.				
Site Area (Ha):	10.53				
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			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?	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 - 1823.21	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 2183.47		
		Primary School	Red - 1646.24		
		Secondary School	Amber - 1083.23		
		Doctors	Red - 2613.87		
		Convenience Store	Red - 1574.28		
		Village Hall	Red - 1482.27		
		Play Area	Red - 1625.17		
		Recreation Area	Red - 1682.83		
		Youth Provision	Red - 1249.77		
Outdoor Sport	Red - 1227.61				
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 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 to the rear of 47 to 89a Northallerton Road, stretching back to the A684. The site does not respect the linear built form of this location and extends Brompton out into the countryside. Given its edge of settlement location the site has poor access to amenities and services. The site performs poorly against objective five and nine.

N/020/003	Woodlands Station Road Brompton North Yorkshire DL6 2RE				
Context:	This is an industrial site. The site is bounded by residential curtilage to the west, and Station Road to the east with the primary school beyond this. Brompton Beck and further industrial use is to the north and a public house is to the south.				
Site Area (Ha):	0.19				
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?	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?	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	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 - 2749.65	The site has good access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Green
		Industrial Estate/ Business Park	Red - 3109.91		
		Primary School	Green - 167.21		
		Secondary School	Red - 2009.67		
		Doctors	Red - 3540.31		
		Convenience Store	Green - 320.24		
		Village Hall	Green - 228.23		
		Play Area	Green - 146.13		
		Recreation Area	Green - 428.79		
		Youth Provision	Green - 143.37		
		Outdoor Sport	Red - 1418.06		
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?	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?	Red	Residential development on the site would limit opportunities to safeguard land for the expansion of existing businesses.	Red
Summary of Sustainability Appraisal:				

A previously developed site along Station Road, opposite Primary school. The site is entirely within flood zone 2 and 3, residential use would require an exception test. Development for residential would limit opportunities for existing businesses to expand. The site performs poorly against objective seven and fourteen.

N/020/004	Station Road Industrial Estate Station Road Brompton North Yorkshire DL6 2RU				
Context:	This is an industrial site. To the north west and north of the site is the east coast main line. Brompton Beck runs along the southern boundary of the site with residential development and industrial land beyond. To the east is Station Road and site ref ALT/N/020/009a/G (recreation).				
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?	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?	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	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?	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	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 - 2859.74	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 3220		
		Primary School	Green - 166.94		
		Secondary School	Red - 2119.76		
		Doctors	Red - 3650.4		
		Convenience Store	Amber - 430.33		
		Village Hall	Green - 338.32		
		Play Area	Green - 110.65		
		Recreation Area	Green - 538.88		
		Youth Provision	Green - 107.89		
Outdoor Sport	Red - 1528.15				
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?		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 previously developed site along Station Road, opposite Primary school. The site is entirely within flood zone 2 and 3, residential use would require an exception test. The site performs poorly against objective seven.

ALT/N/020/006	Land to the North of The Glen, OS Field 2565, Little Lane, Brompton, Northallerton				
Context:	This is a greenfield site. To the north is site ref ALT/N/020/011/G (greenfield) and to the east of the site is site ref N/020/001 (greenfield). Brompton Beck also runs along part of the northern boundary. To the south is residential development and to the west is Little Lane and residential development.				
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?	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 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	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 - 3225.19	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 3585.45		
		Primary School	Amber - 1037.14		
		Secondary School	Red - 2485.21		
		Doctors	Red - 4015.85		
		Convenience Store	Red - 965.18		
		Village Hall	Green - 721.43		
		Play Area	Amber - 1016.07		
		Recreation Area	Amber - 1073.73		
		Youth Provision	Amber - 1013.31		
Outdoor Sport	Red - 2063				
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?	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 north eastern edge of Brompton, north of The Glen. The northern half of the site, adjacent to the beck is entirely within flood zone 2 and 3. It's edge-of-settlement location means the site has poor access to amenities and services. The site performs poorly against objective five, seven and nine.

ALT/N/020/007	Land to the Rear of The Workshop, Stokesley Road, Brompton			
Context:	This is a greenfield site. To the south east of the site are two dwellings and A684 (Stokesley Road). To the north, north west and south are greenfields with some residential development.			
Site Area (Ha):	0.82			
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?	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 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 - 2595.3	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 2955.56		
		Primary School	Red - 1334.74		
		Secondary School	Red - 1855.32		
		Doctors	Red - 3385.96		
		Convenience Store	Red - 1262.77		
		Village Hall	Red - 1170.76		
		Play Area	Red - 1313.66		
		Recreation Area	Red - 1371.32		
		Youth Provision	Red - 1310.9		
		Outdoor Sport	Red - 1999.7		
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?	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 linear greenfield site to the rear of The Workshop along Stokesley Road. This site would be a departure from the built form and be out of character for the area. There is also poor access to services and amenities. The site performs poorly against objective five and nine.

PST/N/020/1 3	35A Northallerton Road Brompton North Yorkshire DL6 2QA				
Context:	This site contains a dwelling and curtilage. To the east of the site is site ref PST/N/020/014 (greenfield). To the west is Northallerton Road. To the north and south of the site is residential development.				
Site Area (Ha):	0.32				
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?	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?	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?	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 - 2205.21	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 2232.23		
		Primary School	Amber - 807.95		
		Secondary School	Amber - 1550.41		
		Doctors	Red - 2896.98		
		Convenience Store	Green - 202.68		
		Village Hall	Green - 644.95		
		Play Area	Green - 325.67		
		Recreation Area	Green - 406.41		
		Youth Provision	Green - 327.02		
Outdoor Sport	Amber - 836.15				
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?	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 off Northallerton Road. The site performs adequately against the sustainability objectives but there are some issues that need addressing.

PST/N/020/14	Land To Rear Of 34A Northallerton Road Brompton North Yorkshire			
Context:	This is a greenfield site. To the west is site ref PST/N/020/13 and to the south east is PST/N/020/15. To the north is residential development and to the south are greenfields.			
Site Area (Ha):	0.99			
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?	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?	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?	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 - 2597.61	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 2624.62		
		Primary School	Amber - 870.96		
		Secondary School	Red - 1942.81		
		Doctors	Red - 3289.37		
		Convenience Store	Green - 388.68		
		Village Hall	Green - 707.96		
		Play Area	Green - 388.68		
		Recreation Area	Green - 469.43		
		Youth Provision	Green - 390.04		
		Outdoor Sport	Red - 1228.55		
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?	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:				

An extension of site PST/N/020/013 extending further east. Site would follow the building line to the north. The site performs adequately against the sustainability objectives but there are some issues that need addressing.

PST/N/020/1 5	Land To Rear Of 34A Northallerton Road Brompton North Yorkshire			
Context:	This is a greenfield site. To the south east of the site is the A684 (Stokesley Road). To the north and south are greenfields. To the north west is site ref PST/N/020/014 (greenfields).			
Site Area (Ha):	1.89			
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 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?	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 - 2440.1	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 2511.87		
		Primary School	Amber - 1141.1		
		Secondary School	Red - 1785.3		
		Doctors	Red - 3131.87		
		Convenience Store	Amber - 626.46		
		Village Hall	Amber - 978.1		
		Play Area	Red - 1135.76		
		Recreation Area	Red - 1159.07		
		Youth Provision	Red - 1133.12		
		Outdoor Sport	Red - 1725.79		
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 further extension of sites PST/N/020/013 and 014 which would not reflect the built form in the area. The extended site also has poorer access to amenities and services. The site performs poorly against objective five and nine.

N/042/001	Town End Farm East Cowton North Yorkshire DL7 0DW			
Context:	This is a greenfield site. The site is located between agricultural units to the north and south. To the east are greenfields and to the west is residential development and site ref N/042/006 (greenfield/allotments).			
Site Area (Ha):	0.88			
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?	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?	Amber	It is assumed that some work may be necessary to ensure there would be no adverse impacts.	Amber
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?	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?	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	Red - 13601.26	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 12591.44		
		Primary School	Amber - 832.44		
		Secondary School	Red - 13284.77		
		Doctors	Red - 9731.14		
		Convenience Store	Red - 9550.97		
		Village Hall	Green - 613.39		
		Play Area	Red - 9917.72		
		Recreation Area	Red - 9782.63		
		Youth Provision	Green - 639.81		
		Outdoor Sport	Amber - 828.91		
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 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 rear of Town End Farm buildings. The eastern edge of East Cowton is very agricultural in character, residential development would impact that character. The rural location means there is limited access to services and amenities. The site performs poorly against objective five and nine.

N/042/002	Land At Raby Lane East Cowton North Yorkshire				
Context:	This is a greenfield site. To the south is residential development. The western corner of the site abuts the highway which runs south eastern to meet Raby Lane. The south eastern boundary of the site follows Raby Lane. To the north of the site are greenfields.				
Site Area (Ha):	0.95				
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?	Amber	It is assumed that some work may be necessary to ensure there would be no adverse impacts.	Amber	
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?	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 - 14125.02	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 13115.2		
		Primary School	Amber - 516.61		
		Secondary School	Red - 13808.53		
		Doctors	Red - 10682.71		
		Convenience Store	Red - 10502.54		
		Village Hall	Green - 473.04		
		Play Area	Red - 10869.29		
		Recreation Area	Red - 10348.94		
		Youth Provision	Green - 445.4		
		Outdoor Sport	Amber - 776.5		
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?		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 to the north of East Cowton off Raby Lane. The site would extend the settlement into the countryside. The rural location means there is limited access to services and amenities and there are no footpaths or cycleway serving the site. The site performs poorly against objective three, five and nine.

N/042/003	Land Adjacent Bungalow Farm Birkby Lane East Cowton North Yorkshire		
Context:	This is a greenfield site. To the south east is a farm. To the north and west is residential development. To the south is greenfield.		
Site Area (Ha):	0.28		
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?	Amber	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
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.
	3b) Does the site have good connectivity to public transport?	Red	
		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 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?	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?	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 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 - 13266.33	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 12256.51		
		Primary School	Amber - 762.78		
		Secondary School	Red - 12949.83		
		Doctors	Red - 10089.29		
		Convenience Store	Red - 9909.12		
		Village Hall	Green - 543.73		
		Play Area	Red - 10275.88		
		Recreation Area	Red - 9490.25		
		Youth Provision	Green - 570.15		
Outdoor Sport	Amber - 759.25				
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 employment site at Bungalow Farm. There is no footpath along Birkby Lane and no access to cycleway. Due to the rural location the site also has limited access to services and amenities. The site performs poorly against objective three and nine.

N/042/004	Land To The West Of All Saints Parish Church East Cowton North Yorkshire		
Context:	This is a greenfield. To the south and east of the site is site ref N/042/005 (greenfield), and to the north are greenfields. To the west is a watercourse known as The Stell.		
Site Area (Ha):	0.61		
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?	Amber	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
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?	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 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?	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 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 - 14149.16	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 13139.34		
		Primary School	Amber - 540.75		
		Secondary School	Red - 13832.67		
		Doctors	Red - 10706.85		
		Convenience Store	Red - 10526.68		
		Village Hall	Green - 497.18		
		Play Area	Red - 10893.43		
		Recreation Area	Red - 10373.08		
		Youth Provision	Green - 469.54		
Outdoor Sport	Amber - 800.64				
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	Green			

	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?	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 All Saints' Church. The site extends the settlement out into the countryside and could impact the open setting of the church. Part of the site falls within flood zones 2 and 3 and has limited access to amenities and services. The site performs poorly against objective five, seven and nine.

N/042/005	Land To The West Of All Saints Parish Church East Cowton North Yorkshire			
Context:	This is a greenfield. To the north of the site is site ref N/042/004 (greenfield). To the west is a watercourse known as The Stell. To the north east and east is a highway and All Saints' Church and war memorial .			
Site Area (Ha):	0.65			
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?	Amber	It is assumed that some work may be necessary to ensure there would be no adverse impacts.	
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?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</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 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.	
	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	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 - 14122.1 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 - 13112.3 2		
		Primary School	Amber - 513.72		
		Secondary School	Red - 13805.6 4		
		Doctors	Red - 10679.8 2		
		Convenience Store	Red - 10499.6 6		
		Village Hall	Green - 470.15		
		Play Area	Red - 10866.4 1		
		Recreation Area	Red - 10346.0 6		
		Youth Provision	Green - 442.52		
		Outdoor Sport	Amber - 773.62		
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	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?	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 All Saints' Church. The site extends the settlement out into the countryside and could impact the open setting of the church. Part of the site falls within flood zones 2 and 3 and has limited access to amenities and services. The site performs poorly against objective five, seven and nine.

N/042/006	OS Field 4109 East Cowton North Yorkshire				
Context:	This is a greenfield site, with two dwellings included at the west of the site. The site is bounded by residential development to the north and western boundaries. There is a dwelling and farm to the east of the site and allotments to the north east. To the south is site ref ALT/N/042/009 (greenfield) and to the south east is greenfield.				
Site Area (Ha):	0.96				
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?	Green			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Amber	It is assumed that some work may be necessary to ensure there would be no adverse impacts.	Amber	
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 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

<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="675 443 847 551">Town Centre</td> <td data-bbox="855 443 991 551">Red - 13323.88</td> </tr> <tr> <td data-bbox="675 551 847 696">Industrial Estate/ Business Park</td> <td data-bbox="855 551 991 696">Red - 12314.06</td> </tr> <tr> <td data-bbox="675 696 847 768">Primary School</td> <td data-bbox="855 696 991 768">Amber - 706.36</td> </tr> <tr> <td data-bbox="675 768 847 875">Secondary School</td> <td data-bbox="855 768 991 875">Red - 13007.39</td> </tr> <tr> <td data-bbox="675 875 847 983">Doctors</td> <td data-bbox="855 875 991 983">Red - 10032.87</td> </tr> <tr> <td data-bbox="675 983 847 1055">Convenience Store</td> <td data-bbox="855 983 991 1055">Red - 9852.71</td> </tr> <tr> <td data-bbox="675 1055 847 1126">Village Hall</td> <td data-bbox="855 1055 991 1126">Green - 487.31</td> </tr> <tr> <td data-bbox="675 1126 847 1234">Play Area</td> <td data-bbox="855 1126 991 1234">Red - 10219.46</td> </tr> <tr> <td data-bbox="675 1234 847 1305">Recreation Area</td> <td data-bbox="855 1234 991 1305">Red - 9547.8</td> </tr> <tr> <td data-bbox="675 1305 847 1377">Youth Provision</td> <td data-bbox="855 1305 991 1377">Green - 513.73</td> </tr> <tr> <td data-bbox="675 1377 847 1456">Outdoor Sport</td> <td data-bbox="855 1377 991 1456">Green - 702.83</td> </tr> </table>	Town Centre	Red - 13323.88	Industrial Estate/ Business Park	Red - 12314.06	Primary School	Amber - 706.36	Secondary School	Red - 13007.39	Doctors	Red - 10032.87	Convenience Store	Red - 9852.71	Village Hall	Green - 487.31	Play Area	Red - 10219.46	Recreation Area	Red - 9547.8	Youth Provision	Green - 513.73	Outdoor Sport	Green - 702.83	<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 - 13323.88																									
Industrial Estate/ Business Park	Red - 12314.06																									
Primary School	Amber - 706.36																									
Secondary School	Red - 13007.39																									
Doctors	Red - 10032.87																									
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Youth Provision	Green - 513.73																									
Outdoor Sport	Green - 702.83																									
<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 1456 847 1527">10 a) Is the development in a conservation area?</td> <td data-bbox="855 1456 991 1527">Green</td> </tr> <tr> <td data-bbox="427 1527 847 1635">10 b) Would development affect the character and appearance of the conservation area?</td> <td data-bbox="855 1527 991 1635">Green</td> </tr> <tr> <td data-bbox="427 1635 847 1742">10 c) Would development affect the setting and/or significance of a listed building?</td> <td data-bbox="855 1635 991 1742">Green</td> </tr> <tr> <td data-bbox="427 1742 847 1850">10d) Will the development of the site affect non-designated heritage assets?</td> <td data-bbox="855 1742 991 1850">Amber</td> </tr> <tr> <td data-bbox="427 1850 847 1957">10e) Would the development affect an important non-designated archaeological site?</td> <td data-bbox="855 1850 991 1957">Amber</td> </tr> <tr> <td data-bbox="427 1957 847 2031">10f) Will the development of the site affect a Registered Historic</td> <td data-bbox="855 1957 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?	Amber	10e) Would the development affect an important non-designated archaeological site?	Amber	10f) Will the development of the site affect a Registered Historic	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?	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	Green																									

	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?	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 along Vineland Terrace. There is no footpath along Birkby Lane and no access to cycleway. Due to the rural location the site also has limited access to services and amenities. The site performs poorly against objective three and nine.

N/042/007	OS Field 8828 East Cowton North Yorkshire			
Context:	This is a greenfield site. The site is bounded by residential development to the south and west, and greenfields to the north and east. The southern and north western portion of the site is site ref ALT/N/042/010/H.			
Site Area (Ha):	1.16			
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?	Amber	It is assumed that some work may be necessary to ensure there would be no adverse impacts.	Amber
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?	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 - 13943.3 6	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 12933.5 4		
		Primary School	Green - 334.95		
		Secondary School	Red - 13626.8 7		
		Doctors	Red - 10501.0 5		
		Convenience Store	Red - 10320.8 9		
		Village Hall	Green - 291.38		
		Play Area	Red - 10687.6 4		
		Recreation Area	Red - 10167.2 8		
		Youth Provision	Green - 263.75		
		Outdoor Sport	Green - 594.85		
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 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	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?	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 north of East Cowton to the rear of properties along Main Street and Raby Lane. The northern edge of East Cowton is very linear in character, this site would impact that character. The rural location means there is limited access to services and amenities. The site performs poorly against objective five and nine.

N/042/008	OS Field 103 and Whitehead Farm East Cowton North Yorkshire DL7 0DH				
Context:	This is a greenfield site with a number of large livestock and agricultural buildings to the eastern portion. The southern boundary follows the main street which has residential development on either side of the site. To the west, north and eastern boundaries are greenfields.				
Site Area (Ha):	3.06				
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?	Green			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Amber	It is assumed that some work may be necessary to ensure there would be no adverse impacts.	Amber	
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	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

<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="675 443 847 551">Town Centre</td> <td data-bbox="855 443 991 551">Red - 13624.5 2</td> </tr> <tr> <td data-bbox="675 551 847 696">Industrial Estate/ Business Park</td> <td data-bbox="855 551 991 696">Red - 12614.7 1</td> </tr> <tr> <td data-bbox="675 696 847 770">Primary School</td> <td data-bbox="855 696 991 770">Amber - 521.81</td> </tr> <tr> <td data-bbox="675 770 847 878">Secondary School</td> <td data-bbox="855 770 991 878">Red - 13308.0 3</td> </tr> <tr> <td data-bbox="675 878 847 985">Doctors</td> <td data-bbox="855 878 991 985">Red - 10182.2 1</td> </tr> <tr> <td data-bbox="675 985 847 1093">Convenience Store</td> <td data-bbox="855 985 991 1093">Red - 10002.0 5</td> </tr> <tr> <td data-bbox="675 1093 847 1167">Village Hall</td> <td data-bbox="855 1093 991 1167">Green - 302.75</td> </tr> <tr> <td data-bbox="675 1167 847 1240">Play Area</td> <td data-bbox="855 1167 991 1240">Red - 10368.8</td> </tr> <tr> <td data-bbox="675 1240 847 1314">Recreation Area</td> <td data-bbox="855 1240 991 1314">Red - 9848.44</td> </tr> <tr> <td data-bbox="675 1314 847 1388">Youth Provision</td> <td data-bbox="855 1314 991 1388">Green - 329.17</td> </tr> <tr> <td data-bbox="675 1388 847 1456">Outdoor Sport</td> <td data-bbox="855 1388 991 1456">Green - 518.27</td> </tr> </table>	Town Centre	Red - 13624.5 2	Industrial Estate/ Business Park	Red - 12614.7 1	Primary School	Amber - 521.81	Secondary School	Red - 13308.0 3	Doctors	Red - 10182.2 1	Convenience Store	Red - 10002.0 5	Village Hall	Green - 302.75	Play Area	Red - 10368.8	Recreation Area	Red - 9848.44	Youth Provision	Green - 329.17	Outdoor Sport	Green - 518.27	<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 - 13624.5 2																									
Industrial Estate/ Business Park	Red - 12614.7 1																									
Primary School	Amber - 521.81																									
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Youth Provision	Green - 329.17																									
Outdoor Sport	Green - 518.27																									
<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 1456 847 1529">10 a) Is the development in a conservation area?</td> <td data-bbox="855 1456 991 1529">Green</td> </tr> <tr> <td data-bbox="427 1529 847 1637">10 b) Would development affect the character and appearance of the conservation area?</td> <td data-bbox="855 1529 991 1637">Green</td> </tr> <tr> <td data-bbox="427 1637 847 1744">10 c) Would development affect the setting and/or significance of a listed building?</td> <td data-bbox="855 1637 991 1744">Green</td> </tr> <tr> <td data-bbox="427 1744 847 1852">10d) Will the development of the site affect non-designated heritage assets?</td> <td data-bbox="855 1744 991 1852">Green</td> </tr> <tr> <td data-bbox="427 1852 847 1960">10e) Would the development affect an important non-designated archaeological site?</td> <td data-bbox="855 1852 991 1960">Amber</td> </tr> <tr> <td data-bbox="427 1960 847 2031">10f) Will the development of the site affect a Registered Historic</td> <td data-bbox="855 1960 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?	Amber	10f) Will the development of the site affect a Registered Historic	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?	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	Green																									

	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?	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 land around Whitehead Farm. The northern edge of East Cowton is very linear in character, this site would impact that character. The rural location means there is limited access to services and amenities. The site performs poorly against objective five and nine.

ALT/N/042/09	Part of Field NZ3103 5002, Opposite Bungalow Farm, Cross Rein Farm, East Cowton			
Context:	This is a greenfield site. The site is bounded by site ref N/042/006/H to the north and greenfields to the east. The highway follows the south western boundary, with greenfields to the south east.			
Site Area (Ha):	0.4			
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?	Amber	It is assumed that some work may be necessary to ensure there would be no adverse impacts.	Amber
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" style="width: 100%;"> <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?	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?	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 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 - 13210.19	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 12200.37		
		Primary School	Amber - 766.29		
		Secondary School	Red - 12893.7		
		Doctors	Red - 10092.8		
		Convenience Store	Red - 9912.63		
		Village Hall	Green - 547.24		
		Play Area	Red - 10279.38		
		Recreation Area	Red - 9434.11		
		Youth Provision	Green - 573.66		
		Outdoor Sport	Amber - 762.76		
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?	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 rear of properties along Vineland Terrace. There is no footpath along Birkby Lane and no access to cycleways. Due to the rural location the site also has limited access to services and amenities. The site performs poorly against objective three and nine.

ALT/N/042/010	Land to the Rear of The Old School, East Cowton, North Yorkshire			
Context:	This is a greenfield site. The site is bounded by residential development to the south and west, and greenfields to the east. To the north of the site is site ref N/042/007 (greenfield).			
Site Area (Ha):	0.71			
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?	Amber	It is assumed that some work may be necessary to ensure there would be no adverse impacts.	Amber
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 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	Red - 13922.1 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 - 12912.2 9		
		Primary School	Green - 313.69		
		Secondary School	Red - 13605.6 2		
		Doctors	Red - 10479.7 9		
		Convenience Store	Red - 10299.6 3		
		Village Hall	Green - 270.12		
		Play Area	Red - 10666.3 8		
		Recreation Area	Red - 10146.0 3		
		Youth Provision	Green - 242.49		
		Outdoor Sport	Green - 573.59		
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	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?	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 north of East Cowton to the rear of properties along Main Street and Raby Lane. The northern edge of East Cowton is very linear in character, this site would impact that character. The rural location means there is limited access to services and amenities. The site performs poorly against objective five and nine.

N/043/001	Land North West Of Harlsey Hall East Harlsey North Yorkshire			
Context:	This is a greenfield site. To the north is residential development, along the Main Street through the village. To the west is residential curtilage. To the east is woodland and access driveway to Harsley Hall, which is to the south east of the site.			
Site Area (Ha):	0.86			
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?	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?	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 - 10826.55	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 9494.44		
		Primary School	Red - 2837.94		
		Secondary School	Red - 10086.57		
		Doctors	Red - 7185.16		
		Convenience Store	Red - 7315.18		
		Village Hall	Green - 195.22		
		Play Area	Green - 220.76		
		Recreation Area	Red - 5916.74		
		Youth Provision	Green - 222.9		
		Outdoor Sport	Amber - 818.94		
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?	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	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 northwest of Harsley Hall. The site would be out of character with the linear form of the village. The site does not appear to be connected to the highway and due to its rural location is distant from services and amenities. The site performs poorly against objective three, five and nine.

N/043/002	Land And Buildings To The Rear Of Rose Villa East Harlsey North Yorkshire			
Context:	This is an industrial site. To the west, north and east are greenfields. To the south is a dwelling and the main street. There are dwelling to the west of the access point off the highway, and village hall to the east.			
Site Area (Ha):	0.48			
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?	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 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 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 - 10715.55	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 9665.67		
		Primary School	Red - 3009.16		
		Secondary School	Red - 9975.57		
		Doctors	Red - 7074.16		
		Convenience Store	Red - 7204.18		
		Village Hall	Green - 160.59		
		Play Area	Green - 188.35		
		Recreation Area	Red - 5805.74		
		Youth Provision	Green - 192.2		
		Outdoor Sport	Green - 707.94		
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?	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:				

The site has outline permission for five dwellings, 18/01362/OUT. The site would be out of character with the linear form of the village. Due to its rural location the site is distant from services and amenities. The site performs poorly against objective five and nine.

ALT/N/061/001	Land off Hambleton Court and Northallerton Road, Great Smeaton			
Context:	This is a greenfield site. The site is bounded by the A167 to the west and residential development to the south. Greenfields surrounded the site to the north and east.			
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?	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?	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	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 - 11529.99	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 10520.17		
		Primary School	Amber - 582.2		
		Secondary School	Red - 11213.5		
		Doctors	Red - 6077.43		
		Convenience Store	Red - 5897.27		
		Village Hall	Green - 527.24		
		Play Area	Red - 6264.02		
		Recreation Area	Red - 6128.93		
		Youth Provision	Red - 4711.54		
		Outdoor Sport	Red - 4900.64		
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 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:				

Large greenfield site to the north of Great Smeaton. This site would be prominent along the A167 and be significant extension of the settlement out into the countryside. Due to its rural location the site is distant from amenities and services. The site performs objective five and nine.

N/102/002	Land Adjacent To Danville Morton On Swale North Yorkshire			
Context:	This is a greenfield site. To the north is the Wensleydale railway track. To the south and east is residential development, and to the west are greenfields. The eastern portion of the site is also site ref N/102/002a/H.			
Site Area (Ha):	3.83			
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?	Red		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Amber	It is assumed that some work may be necessary to ensure there would be no adverse impacts.	Amber
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?	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?	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 - 5920.07	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 4689.69		
		Primary School	Amber - 691.56		
		Secondary School	Red - 5829.45		
		Doctors	Red - 4614.67		
		Convenience Store	Green - 353.58		
		Village Hall	Green - 579.61		
		Play Area	Amber - 791.77		
		Recreation Area	Amber - 799.83		
		Youth Provision	Green - 748.67		
Outdoor Sport	Red - 3353.76				
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?	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 large greenfield site to the north of Morton on Swale stretching to the railway line. The scale of the development would be out of character with the settlement and as such performs poorly against objective five.

N/102/002a	Land Adjacent To Danville Morton On Swale North Yorkshire			
Context:	This is a greenfield site. To the north is the Wensleydale railway track. To the south and east is residential development, and to the west is site ref N/102/002.			
Site Area (Ha):	0.98			
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?	Amber	It is assumed that some work may be necessary to ensure there would be no adverse impacts.	Amber
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?	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?	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 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 - 5752.11	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 4620.07		
		Primary School	Amber - 621.95		
		Secondary School	Red - 5759.84		
		Doctors	Red - 4545.05		
		Convenience Store	Green - 260.71		
		Village Hall	Green - 509.99		
		Play Area	Green - 722.16		
		Recreation Area	Green - 730.21		
		Youth Provision	Green - 679.06		
		Outdoor Sport	Red - 3284.14		
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 Morton on Swale stretching to the railway line. This site has been reduced from site N/102/002 and will have less of an impact on the character of the village. The site performs adequately against the sustainability objectives but there are some issues that need addressing.

N/110/005	Land North Of Mayfields Bullamoor Road Northallerton North Yorkshire				
Context:	This is a greenfield site. The site is bounded by site ref N/110/010 (greenfield) to the west, and greenfields to the north and east and Bullamoor Road to the south.				
Site Area (Ha):	1.49				
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?	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?	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?	Green		
	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 - 1723.31	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 2564.58		
		Primary School	Amber - 1144.68		
		Secondary School	Red - 1951.52		
		Doctors	Red - 2451.59		
		Convenience Store	Red - 3573.43		
		Village Hall	Red - 1495.01		
		Play Area	Red - 3510.45		
		Recreation Area	Amber - 982.87		
		Youth Provision	Amber - 925.02		
		Outdoor Sport	Red - 2095.9		
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?	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	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 north of Bullamoor Road. The site is disconnected from Northallerton and the public rights of way network and as such has limited access to amenities and services. Being so disconnected from the main built form this site would have an unacceptable impact on the character of the countryside unless a number of other sites around this one were brought forward. The site performs poorly against objective three, five and nine.

N/110/009	The Warren Stokesley Road Northallerton North Yorkshire DL6 2TT				
Context:	This is a greenfield site with a dwelling on the eastern portion of the site. To the north of the site is site ref N/110/003 (greenfield) which also includes the western portion of this site. To the south and east is residential development, and A684 (Stokesley Road) to the west.				
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?	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 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?	Amber	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	Green			

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 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	Amber - 1264.76	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 1625.02		
		Primary School	Amber - 1149.17		
		Secondary School	Green - 524.78		
		Doctors	Red - 2055.42		
		Convenience Store	Red - 1910.09		
		Village Hall	Red - 1264.3		
		Play Area	Red - 1847.1		
		Recreation Area	Red - 1525.55		
		Youth Provision	Green - 691.32		
		Outdoor Sport	Green - 669.17		
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 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 stretching from Stokesley Road to The Warrens. The site is distant from some amenities and services. However, this could be alleviated due to increase in demand and new services with nearby developments. The site performs adequately against the sustainability objectives but there are some issues that need addressing.

N/110/010	Land To East Of Lewis Road And Turker Lane Bullamoor Road Northallerton North Yorkshire				
Context:	This is a greenfield site. The site is bounded by residential development to the west, and site ref N/110/011 (greenfield) to the north. Bullamoor Road is to the south, and an agricultural track and greenfields to the east. Site ref N/110/005 (greenfield) is to the south east of the site. Site ref N/110/010a/H is included within this site.				
Site Area (Ha):	12.19				
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	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?	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	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 - 1551.52	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 2392.78		
		Primary School	Amber - 972.89		
		Secondary School	Red - 1779.73		
		Doctors	Red - 2279.79		
		Convenience Store	Red - 3401.64		
		Village Hall	Red - 1323.21		
		Play Area	Red - 3338.65		
		Recreation Area	Amber - 811.07		
		Youth Provision	Amber - 753.23		
Outdoor Sport	Red - 1924.11				
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 north of Bullamoor Road. The site has limited access to amenities and services. Being so disconnected from the main built form this site would have an unacceptable impact on the character of the countryside unless a number of other sites around this one were brought forward. The site performs poorly against objective three, five and nine.

N/110/010a	Land To East Of Lewis Road And Turker Lane Bullamoor Road Northallerton North Yorkshire			
Context:	This is a greenfield site. The site is bounded by residential development to the west, and site ref N/110/011 (greenfield) to the north and east. To the south is Bullamoor Road.			
Site Area (Ha):	3.92			
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?	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 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 - 1450.02	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 2253.83		
		Primary School	Amber - 550.77		
		Secondary School	Amber - 1419.78		
		Doctors	Red - 2038.19		
		Convenience Store	Red - 2219.5		
		Village Hall	Amber - 1081.65		
		Play Area	Red - 2875.99		
		Recreation Area	Green - 672.11		
		Youth Provision	Green - 614.27		
		Outdoor Sport	Red - 1657.36		
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 north of Bullamoor Road, reduced from site N/110/010. The site has limited access to amenities and services. Being so disconnected from the main built form this site would have an unacceptable impact on the character of the countryside unless a number of other sites around this one were brought forward. The site performs poorly against objective three, five and nine.

N/110/010b	Land To East Of Lewis Road And Turker Lane Bullamoor Road Northallerton North Yorkshire			
Context:	This is a greenfield site. The site is bounded by residential development to the west, and site ref N/110/011 (greenfield) to the north and east. To the south is Bullamoor Road.			
Site Area (Ha):	6.59			
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		
	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 - 1529.2	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 2333		
		Primary School	Amber - 913.1		
		Secondary School	Red - 1719.94		
		Doctors	Red - 2117.36		
		Convenience Store	Red - 2581.82		
		Village Hall	Red - 1160.82		
		Play Area	Red - 3238.32		
		Recreation Area	Amber - 751.29		
		Youth Provision	Green - 693.44		
		Outdoor Sport	Red - 2019.68		
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 greenfield site north of Bullamoor Road, reduced from site N/110/010. The site has limited access to amenities and services. Being so disconnected from the main built form this site would have an unacceptable impact on the character of the countryside unless a number of other sites around this one were brought forward. The site performs poorly against objective three, five and nine.

N/110/011	Land To Rear Of Winton Road Northallerton North Yorkshire				
Context:	This is a greenfield site. The north western boundary of the site abuts A684 (Stokesley Road). To the south of the site is site ref N/110/003 (greenfield) and Turker Beck. To the west is residential development and Scolla Lane. To the north and east are greenfields. To the south west is site ref N/110/003 (greenfield).				
Site Area (Ha):	47.63				
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?	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	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	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	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 - 1940.12	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 2300.38		
		Primary School	Amber - 722.86		
		Secondary School	Amber - 1451.73		
		Doctors	Red - 2730.78		
		Convenience Store	Red - 3011.48		
		Village Hall	Red - 1807.55		
		Play Area	Red - 2948.5		
		Recreation Area	Red - 1295.41		
		Youth Provision	Red - 1237.56		
Outdoor Sport	Red - 1596.12				
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?	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, 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.	Neutral
Summary of Sustainability Appraisal:				

A significant greenfield site north east of Northallerton stretching from Stokesley Road round to the rear of Thorntree Road. The site has poor access to services and amenities, however, due to its size, and proposed mixed use, this could be mitigated on site. The site would create a significant extension to Northallerton, changing the character of the town in that area. The site scores poorly against objective five.

N/110/011a	Land to the Rear of Winton Road			
Context:	This is a greenfield site. The north west boundary of the site abuts A684 (Stokesley Road). To the south of the site is site ref N/110/003 (greenfield) and Turker Beck. There is residential development to the south west. To the north east is site ref N/110/011 and east are greenfields.			
Site Area (Ha):	21.24			
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?	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 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?	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 - 1764.41	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 2111.13		
		Primary School	Amber - 507.37		
		Secondary School	Amber - 1263.27		
		Doctors	Red - 1263.27		
		Convenience Store	Red - 2062.99		
		Village Hall	Red - 2111.13		
		Play Area	Red - 2719.48		
		Recreation Area	Amber - 1081.23		
		Youth Provision	Amber - 1023.38		
Outdoor Sport	Red - 1500.85				
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 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 east of Northallerton stretching from Stokesley Road round to the rear of Thorntree Road, reduced from site N/110/011. The edge-of-settlement location means the site has poor access to services and amenities. However, extra residents from this site and others nearby would increase demand for services so this could be mitigated. The site would create a significant extension to Northallerton, changing the character of the town in that area. The site scores poorly against objective five.

N/110/011b	Land to the Rear of Winton Road			
Context:	This is a greenfield site. It is part of the larger site ref N/110/011, which abuts the site to the west and north. To the south is Turker Beck and site ref N/110/010. To the east are greenfields.			
Site Area (Ha):	4.06			
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?	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?	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	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 - 2024.47	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 2398.22		
		Primary School	Amber - 681.35		
		Secondary School	Amber - 1550.35		
		Doctors	Red - 2612.64		
		Convenience Store	Red - 2350.07		
		Village Hall	Red - 1656.09		
		Play Area	Red - 3006.56		
		Recreation Area	Red - 1246.56		
		Youth Provision	Red - 1188.72		
Outdoor Sport	Red - 1787.93				
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 community 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 community 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 community development.	Neutral
Summary of Sustainability Appraisal:				

A large greenfield site east of Northallerton the westerly edge of site N/110/011. The edge-of-settlement location means the site has poor access to services and amenities. However, as this proposal is for a new school the impact on this objective is lessened.. Without the proposals around this site it would be disconnected and isolated from the existing settlement. The site scores poorly against objective five.

N/110/011c	Land To Rear Of Winton Road Northallerton North Yorkshire			
Context:	This is a greenfield site. The site is bounded by residential development to the west, and site ref N/110/011 (greenfield) to the north and east. To the south is Bullamoor Road.			
Site Area (Ha):	19.03			
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?	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?	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	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 - 1781.92	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 2128.64		
		Primary School	Amber - 638.1		
		Secondary School	Amber - 1280.77		
		Doctors	Red - 2473.68		
		Convenience Store	Red - 2080.49		
		Village Hall	Red - 1518.43		
		Play Area	Red - 2736.98		
		Recreation Area	Red - 1272.31		
		Youth Provision	Red - 1135.44		
		Outdoor Sport	Red - 1518.35		
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 large greenfield site north east of Northallerton stretching from Stokesley Road round to the rear of Thorntree Road, reduced from site N/110/011. The edge-of-settlement location means the site has poor access to services and amenities. However, extra residents from this site and others nearby would increase demand for services so this could be mitigated. Pedestrian and cycle access to the site would be difficult. The site would create a significant extension to Northallerton, changing the character of the town in that area. The site scores poorly against objective three and five.

N/110/011d	Land E Lewis Rd & Turker Ln, Land R O Winton Rd, The Warren & Land N Mowbray Rd E Side Stokesley Rd		NOR1	
Context:	This is a greenfield site which is bounded by Bullamoor Lane in the South, and extends up to Stokesley Road in the north. There is residential development to the west and green field to the east.			
Site Area (Ha):	31.41			
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?	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?	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 - 1726.99	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 2073.71		
		Primary School	Amber - 583.17		
		Secondary School	Amber - 1225.84		
		Doctors	Red - 2418.75		
		Convenience Store	Red - 2025.56		
		Village Hall	Red - 1463.5		
		Play Area	Red - 2682.05		
		Recreation Area	Red - 1165.49		
		Youth Provision	Amber - 1080.51		
		Outdoor Sport	Red - 1463.42		
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 large greenfield site north east of Northallerton stretching from Stokesley Road round to the rear of Thorntree Road, reduced from site N/110/011. The edge-of-settlement location means the site has poor access to services and amenities. However, extra residents from this site and others nearby would increase demand for services so this could be mitigated. Pedestrian and cycle access to the site would be difficult. The site would create a significant extension to Northallerton, changing the character of the town in that area. The site scores poorly against objective three and five.

N/110/012	Prospect House Farm Prospect Place Northallerton North Yorkshire DL6 3RR				
Context:	This is a greenfield site. There is an agricultural unit within the site, with some industrial timber processing use. The site is bounded by residential to west, site ref N/110/014 (greenfield) to the north, Sandy Bank and site ref N/123/007/H (greenfield) to the south and greenfield to the east.				
Site Area (Ha):	22.81				
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?	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	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 - 1809.78	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 2651.05		
		Primary School	Amber - 1146.32		
		Secondary School	Amber - 1553.71		
		Doctors	Red - 2040.12		
		Convenience Store	Red - 3927.65		
		Village Hall	Red - 1581.48		
		Play Area	Red - 3864.66		
		Recreation Area	Amber - 940.45		
		Youth Provision	Amber - 906.47		
Outdoor Sport	Red - 1832.48				
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 on the eastern edge of Northallerton north of Sandy Bank. The edge-of-settlement location means the site has poor access to services and amenities. The site would create a significant extension out into the countryside, changing the character of the town in that area. The site scores poorly against objective five and nine.

N/110/013	Potters Close Farm Scholla Lane Northallerton North Yorkshire DL6 3QX				
Context:	This is a greenfield site, with an agricultural unit at the eastern portion of the site. Bullamoor Road is to the north, and Scolla Lane to the south. Site ref N/110/021 (greenfield) is the west, and greenfields to the east. Midway to the northern end of the site a portion of land is not within the site boundary, this is occupied by an agricultural unit.				
Site Area (Ha):	15.01				
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	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?	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	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 - 1854.72	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 2695.99		
		Primary School	Red - 1276.09		
		Secondary School	Red - 2082.93		
		Doctors	Red - 2583		
		Convenience Store	Red - 3704.84		
		Village Hall	Red - 1626.42		
		Play Area	Red - 3641.86		
		Recreation Area	Amber - 1114.28		
		Youth Provision	Amber - 1056.43		
Outdoor Sport	Red - 2227.31				
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 large greenfield site on the eastern edge of Northallerton between Scholla Lane and Bullamoor Road. The edge-of-settlement location means the site has poor access to services and amenities. The site would create a significant extension out into the countryside, changing the character of the town in that area. The site scores poorly against objective five and nine.

N/110/014	Land Adj Bank Close and OS Fields 0002, 0083 and 2500 Scholla Lane Northallerton				
Context:	This is a greenfield site. The northern boundary of the site follows Scolla Lane. There is residential development on the western boundary. A portion of land to the north of the site is not within the site area, this is site ref N/110/022 (greenfield). Site ref N/110/012 (greenfield) is to the south, and greenfield to the east.				
Site Area (Ha):	19.07				
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 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	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 - 1838.18	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 2679.44		
		Primary School	Red - 1270.18		
		Secondary School	Red - 2066.39		
		Doctors	Red - 2566.45		
		Convenience Store	Red - 3716.99		
		Village Hall	Red - 1609.87		
		Play Area	Red - 3654		
		Recreation Area	Amber - 1097.73		
		Youth Provision	Amber - 1039.89		
	Outdoor Sport	Red - 2210.77			
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 greenfield site on the eastern edge of Northallerton south of Scholla Lane. The edge-of-settlement location means the site has poor access to services and amenities. The site would create a significant extension out into the countryside, changing the character of the town in that area. The site scores poorly against objective five and nine.

N/110/016	Land off Standard Way Business Park Northallerton			
Context:	This site is split between greenfield and industrial/employment use. West of the site is the east coast main line, to the north are site ref N/110/026/E and N/110/020/E (both greenfield). To the east and south are industrial/business uses.			
Site Area (Ha):	1.69			
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?	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 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 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 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 - 1788.88	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Green - 98.41		
		Primary School	Red - 2489.2		
		Secondary School	Red - 1993.31		
		Doctors	Red - 2579.54		
		Convenience Store	Red - 3643.91		
		Village Hall	Red - 1830.77		
		Play Area	Red - 3580.92		
		Recreation Area	Red - 2267.84		
		Youth Provision	Red - 2027.6		
		Outdoor Sport	Red - 2137.69		
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?	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 extension to the Business Park on the north west edge. The site has poor access to some amenities and services, however, as an employment site this will have less of an impact. The site performs adequately against the sustainability objectives but there are some issues that need addressing.

N/110/017	Playing Fields At Springwell Lane Northallerton North Yorkshire				
Context:	This is a greenfield site with some woodland and Willow Beck passing through it from north to south. To the west of the site is the main train line, to the south is Springwell Lane. To the north is industrial use. To the east is the cemetery and site of the former Bishop's Palace and Motte and Bailey Castle, which with site is included within site ref ALT/N/110/030.				
Site Area (Ha):	2.48				
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	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	Green			

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?	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	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 - 1075.61	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 1987.09		
		Primary School	Amber - 534.28		
		Secondary School	Amber - 1118.09		
		Doctors	Amber - 724.25		
		Convenience Store	Red - 3481.86		
		Village Hall	Amber - 1097.3		
		Play Area	Red - 3418.88		
		Recreation Area	Green - 253.42		
		Youth Provision	Amber - 880.37		
Outdoor Sport	Amber - 871.34				
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?	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 east of the railway line off Springwell Lane. Development of this site would cause loss of open space and could harm a heritage asset. The site lies almost fully within flood zone 2 and 3. The site performs poorly against objective five and seven.

N/110/018	Land off Darlington Road Northallerton			
Context:	This is a greenfield site with some residential and agricultural use. Darlington Road runs along the western boundary, and site ref N/110/023/H is to the south and eastern boundary. A garden centre is to the north.			
Site Area (Ha):	4.18			
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?	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?	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?	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 - 1990.12	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Amber - 980.3		
		Primary School	Red - 2690.44		
		Secondary School	Red - 2194.54		
		Doctors	Red - 2780.77		
		Convenience Store	Red - 3845.14		
		Village Hall	Red - 2032.01		
		Play Area	Red - 3782.16		
		Recreation Area	Red - 2469.08		
		Youth Provision	Red - 2228.84		
		Outdoor Sport	Red - 2338.93		
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 off Darlington Road, south of garden centre. At present the site has poor access to services and amenities, however, the large development adjacent is likely to alter this. This edge-of-town site is on a prominent route into Northallerton. The new North Northallerton development is providing a new gateway into the town, this site would detract from that. The site performs poorly against objective five.

N/110/019	Castle Hills Farm Castle Hills Springwell Lane Northallerton North Yorkshire DL7 8UR			
Context:	This site contains the remains of a motte and bailey castle, and an agricultural unit. The site is bounded to the west by a railway track within site ref ALT/N/110/037, which this site is also part of. To the east are more railway tracks and site ref ALT/N/110/030. To the south is residential development to the south. To the north is a mix of residential and industrial development and site ref ALT/N/110/032 (greenfield and woodland) to the north east.			
Site Area (Ha):	7.44			
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?	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	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?	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 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 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		

<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">Red - 1695.03</td> </tr> <tr> <td data-bbox="675 618 847 763">Industrial Estate/ Business Park</td> <td data-bbox="847 618 991 763">Amber - 845.61</td> </tr> <tr> <td data-bbox="675 763 847 835">Primary School</td> <td data-bbox="847 763 991 835">Red - 2395.35</td> </tr> <tr> <td data-bbox="675 835 847 907">Secondary School</td> <td data-bbox="847 835 991 907">Red - 1899.46</td> </tr> <tr> <td data-bbox="675 907 847 978">Doctors</td> <td data-bbox="847 907 991 978">Red - 2485.69</td> </tr> <tr> <td data-bbox="675 978 847 1050">Convenience Store</td> <td data-bbox="847 978 991 1050">Red - 3550.06</td> </tr> <tr> <td data-bbox="675 1050 847 1122">Village Hall</td> <td data-bbox="847 1050 991 1122">Red - 1736.92</td> </tr> <tr> <td data-bbox="675 1122 847 1193">Play Area</td> <td data-bbox="847 1122 991 1193">Red - 3487.07</td> </tr> <tr> <td data-bbox="675 1193 847 1265">Recreation Area</td> <td data-bbox="847 1193 991 1265">Red - 2173.99</td> </tr> <tr> <td data-bbox="675 1265 847 1337">Youth Provision</td> <td data-bbox="847 1265 991 1337">Red - 1933.75</td> </tr> <tr> <td data-bbox="675 1337 847 1420">Outdoor Sport</td> <td data-bbox="847 1337 991 1420">Red - 2043.84</td> </tr> </table>	Town Centre	Red - 1695.03	Industrial Estate/ Business Park	Amber - 845.61	Primary School	Red - 2395.35	Secondary School	Red - 1899.46	Doctors	Red - 2485.69	Convenience Store	Red - 3550.06	Village Hall	Red - 1736.92	Play Area	Red - 3487.07	Recreation Area	Red - 2173.99	Youth Provision	Red - 1933.75	Outdoor Sport	Red - 2043.84	<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 - 1695.03																									
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Outdoor Sport	Red - 2043.84																									
<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">Green</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">Red</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?	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?	Red	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered	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?	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?	Red																									
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?	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 including land and buildings at Castle Hills Farm. The site has poor access to services and amenities due to its edge-of-town location. The archaeological potential of the site is high, further assessment would be required which could preclude development on site. The site performs poorly against objective nine and ten.

N/110/020	Moor Close Darlington Road Northallerton North Yorkshire DL6 2NN			
Context:	This is a greenfield site. There is an agricultural unit in the middle of the site, this and the access track off the A167 (Darlington Road) is excluded from the site area. The main train line is to the west, and greenfields to the north. Site ref N/110/026/E (greenfield) is to the south, and industrial use beyond this. To the east is A167 (Darlington Road) and sites ref N/110/018 and N/110/023 (both greenfield and residential).			
Site Area (Ha):	6.98			
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?	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 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 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">Red - 1925.29</td> </tr> <tr> <td data-bbox="675 618 847 763">Industrial Estate/ Business Park</td> <td data-bbox="847 618 991 763">Amber - 915.47</td> </tr> <tr> <td data-bbox="675 763 847 835">Primary School</td> <td data-bbox="847 763 991 835">Red - 2625.62</td> </tr> <tr> <td data-bbox="675 835 847 907">Secondary School</td> <td data-bbox="847 835 991 907">Red - 2129.72</td> </tr> <tr> <td data-bbox="675 907 847 978">Doctors</td> <td data-bbox="847 907 991 978">Red - 2715.95</td> </tr> <tr> <td data-bbox="675 978 847 1050">Convenience Store</td> <td data-bbox="847 978 991 1050">Red - 3780.32</td> </tr> <tr> <td data-bbox="675 1050 847 1122">Village Hall</td> <td data-bbox="847 1050 991 1122">Red - 1967.19</td> </tr> <tr> <td data-bbox="675 1122 847 1193">Play Area</td> <td data-bbox="847 1122 991 1193">Red - 3717.33</td> </tr> <tr> <td data-bbox="675 1193 847 1265">Recreation Area</td> <td data-bbox="847 1193 991 1265">Red - 2404.25</td> </tr> <tr> <td data-bbox="675 1265 847 1337">Youth Provision</td> <td data-bbox="847 1265 991 1337">Red - 2164.02</td> </tr> <tr> <td data-bbox="675 1337 847 1420">Outdoor Sport</td> <td data-bbox="847 1337 991 1420">Red - 2274.1</td> </tr> </table>	Town Centre	Red - 1925.29	Industrial Estate/ Business Park	Amber - 915.47	Primary School	Red - 2625.62	Secondary School	Red - 2129.72	Doctors	Red - 2715.95	Convenience Store	Red - 3780.32	Village Hall	Red - 1967.19	Play Area	Red - 3717.33	Recreation Area	Red - 2404.25	Youth Provision	Red - 2164.02	Outdoor Sport	Red - 2274.1	<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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	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?	Red	Residential development on the site would limit opportunities to safeguard land for the expansion of existing businesses.	Red
Summary of Sustainability Appraisal:				

A greenfield site on the north eastern edge of Northallerton, adjacent to Standards Way Business Park. The site has poor access to some services and amenities, although this could improve following completion of the North Northallerton site to the north. However, housing on this site would limit opportunities to safeguard this site for further expansion of the business park. The site performs poorly against objective fourteen.

N/110/020a	Land North, South West, West and South East Of Moor Close and OS Field 8529 Darlington Road Northall		NOR2	
Context:	This is a greenfield site. There is an agricultural unit in the middle of the site, this and the access track off the A167 (Darlington Road) is excluded from the site area. The main train line is to the west, and greenfields to the north. Site ref N/110/026/E (greenfield) is to the south, and industrial use beyond this. To the east is A167 (Darlington Road) and sites ref N/110/018 and N/110/023 (both greenfield and residential).			
Site Area (Ha):	8.74			
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	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 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 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">Red - 1971.04</td> </tr> <tr> <td data-bbox="675 618 847 763">Industrial Estate/ Business Park</td> <td data-bbox="847 618 991 763">Amber - 923.76</td> </tr> <tr> <td data-bbox="675 763 847 835">Primary School</td> <td data-bbox="847 763 991 835">Red - 2199.31</td> </tr> <tr> <td data-bbox="675 835 847 907">Secondary School</td> <td data-bbox="847 835 991 907">Red - 2137.23</td> </tr> <tr> <td data-bbox="675 907 847 978">Doctors</td> <td data-bbox="847 907 991 978">Red - 2557.15</td> </tr> <tr> <td data-bbox="675 978 847 1050">Convenience Store</td> <td data-bbox="847 978 991 1050">Red - 2773.35</td> </tr> <tr> <td data-bbox="675 1050 847 1122">Village Hall</td> <td data-bbox="847 1050 991 1122">Red - 1975.47</td> </tr> <tr> <td data-bbox="675 1122 847 1193">Play Area</td> <td data-bbox="847 1122 991 1193">Red - 3429.84</td> </tr> <tr> <td data-bbox="675 1193 847 1265">Recreation Area</td> <td data-bbox="847 1193 991 1265">Red - 2138.07</td> </tr> <tr> <td data-bbox="675 1265 847 1337">Youth Provision</td> <td data-bbox="847 1265 991 1337">Red - 1822.68</td> </tr> <tr> <td data-bbox="675 1337 847 1420">Outdoor Sport</td> <td data-bbox="847 1337 991 1420">Red - 1840.99</td> </tr> </table>	Town Centre	Red - 1971.04	Industrial Estate/ Business Park	Amber - 923.76	Primary School	Red - 2199.31	Secondary School	Red - 2137.23	Doctors	Red - 2557.15	Convenience Store	Red - 2773.35	Village Hall	Red - 1975.47	Play Area	Red - 3429.84	Recreation Area	Red - 2138.07	Youth Provision	Red - 1822.68	Outdoor Sport	Red - 1840.99	<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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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?	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 on the north eastern edge of Northallerton, adjacent to Standards Way Business Park. The site has poor access to some services and amenities, although this could improve following completion of the North Northallerton site to the north. The site performs adequately against the sustainability objectives but there are some issues that need addressing.

N/110/021	Land East Of Ashlands House Bullamoor Road Northallerton North Yorkshire			
Context:	This is a greenfield site. Bullamoor Road is to the north, and Scholla Lane to the south. These two highways meet at the western end of the site, beyond a dwelling to the west. To the east is site ref N/110/013 (greenfield).			
Site Area (Ha):	1.18			
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?	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?	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 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 - 1311.31	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 2152.57		
		Primary School	Amber - 743.31		
		Secondary School	Amber - 1539.52		
		Doctors	Red - 2039.58		
		Convenience Store	Red - 3190.12		
		Village Hall	Amber - 1083		
		Play Area	Red - 3127.13		
		Recreation Area	Green - 570.86		
		Youth Provision	Green - 513.01		
		Outdoor Sport	Red - 1683.9		
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?	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 small greenfield site on the eastern edge of Northallerton between Scholla Lane and Bullamoor Road. The edge-of-settlement location means the site has poor access to services and amenities which could only be mitigated if other proposed sites around it were allocated, bringing more services to the area. The site scores poorly against objective nine.

N/110/022	OS Field 1100 Scholla Lane Northallerton North Yorkshire			
Context:	This is a greenfield site. It is the parcel of land removed from site N/110/014, and this bounds the site on the west, south and eastern boundary. To the north is Scholla Lane.			
Site Area (Ha):	1.94			
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?	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 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	Amber - 1553.2	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 2394.47		
		Primary School	Amber - 985.2		
		Secondary School	Red - 1781.41		
		Doctors	Red - 2281.48		
		Convenience Store	Red - 3432.01		
		Village Hall	Red - 1324.9		
		Play Area	Red - 3369.03		
		Recreation Area	Amber - 812.76		
		Youth Provision	Amber - 754.91		
		Outdoor Sport	Red - 1925.8		
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 on the eastern edge of Northallerton south of Scholla Lane. The site is not connected to the existing built area and without other allocations to connect it would have a negative impact on the character of the countryside. The edge-of-settlement location means the site has poor access to services and amenities which could only be mitigated if other proposed sites around it were allocated, bringing more services to the area. The site scores poorly against objective five and nine.

N/110/024	Northallerton Auctions Limited Applegarth Mart Applegarth Northallerton North Yorkshire DL7 8LZ			
Context:	This site comprises of the livestock auction market and livestock pens. The site is bounded to the north, east and partly western boundary by site ref ALT/N/110/030/G (recreation) and to the west and south by residential use.			
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?	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?	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?	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 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	Green - 689.88	The site has good access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Green
		Industrial Estate/ Business Park	Red - 1601.36		
		Primary School	Green - 249.9		
		Secondary School	Green - 732.35		
		Doctors	Amber - 409.33		
		Convenience Store	Red - 3096.13		
		Village Hall	Green - 711.56		
		Play Area	Red - 3033.15		
		Recreation Area	Green - 118.56		
		Youth Provision	Green - 494.64		
		Outdoor Sport	Green - 709.3		
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?	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:				

Previously developed site close to the town centre within Northallerton. The site performs adequately against the sustainability objectives but there are some issues that need addressing.

N/110/025	Auction Mart Car Park At Alverton Lane and Former Scout Hut Malpas Road Northallerton North Yorkshire				
Context:	This is a site which is entirely hard surfaced and used as a carpark. It is bounded by residential development on the northern, southern and western boundaries. To the east is Alverton Lane and the BT exchange.				
Site Area (Ha):	0.59				
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?	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?	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 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	Green - 599.76	The site has good access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Green
		Industrial Estate/ Business Park	Amber - 1511.25		
		Primary School	Green - 317.23		
		Secondary School	Green - 642.24		
		Doctors	Green - 314.45		
		Convenience Store	Red - 3006.02		
		Village Hall	Green - 621.45		
		Play Area	Red - 2943.03		
		Recreation Area	Green - 327.24		
		Youth Provision	Green - 404.52		
Outdoor Sport	Green - 531				
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:				

Previously developed site close to the town centre within Northallerton. The site performs adequately against the sustainability objectives but there are some issues that need addressing.

N/110/026	O S Field 8529 Darlington Road Northallerton North Yorkshire				
Context:	This is a greenfield site. Site ref N/110/020/E (greenfield) surrounds the site to the north and west. The A167 (Darlington Road) and site ref N/110/018 (greenfield and dwellings) is to the east. Site ref N/110/016 is to the south west and industrial/business use to the south east.				
Site Area (Ha):	1.41				
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 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?	Amber		
	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	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 - 1871.25	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Green - 148.57		
		Primary School	Red - 2571.58		
		Secondary School	Red - 2075.68		
		Doctors	Red - 2661.91		
		Convenience Store	Red - 3726.28		
		Village Hall	Red - 1913.15		
		Play Area	Red - 3663.3		
		Recreation Area	Red - 2350.21		
		Youth Provision	Red - 2109.98		
Outdoor Sport	Red - 2220.06				
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 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?	Red	Residential development on the site would limit opportunities to safeguard land for the expansion of existing businesses.	Red
Summary of Sustainability Appraisal:				

A greenfield site on the north eastern edge of Northallerton, adjacent to Standards Way Business Park. The site has poor access to some services and amenities, although this could improve following completion of the North Northallerton site to the north. However, housing on this site would limit opportunities to safeguard this site for further expansion of the business park. The site performs poorly against objective fourteen.

PST/N/110/044	Land Adjacent The Mount Yafforth Road Northallerton North Yorkshire				
Context:	This is a greenfield site. The site is also included within site ref ALT/N/110/039 (curtilage) at the eastern end of the site. Yafforth Road follows the southern boundary of the site, and there is industrial/business use to the north and east. There is a care home to the west.				
Site Area (Ha):	0.48				
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?	Red			
	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?	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?	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?	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	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 - 982.5	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Green - 95.62		
		Primary School	Red - 1222		
		Secondary School	Amber - 1271.34		
		Doctors	Red - 1568.61		
		Convenience Store	Red - 1784.81		
		Village Hall	Amber - 986.94		
		Play Area	Red - 2441.31		
		Recreation Area	Red - 1149.53		
		Youth Provision	Amber - 834.14		
Outdoor Sport	Amber - 852.46				
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?	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	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 well planted area of green space within Northallerton adjacent to the Mount. Development would result in the loss of green space and could damage protected trees. The site is surrounded by commercial and employment units which could impact the amenity.

N/123/001	Central Depot Cricket Club Ainderby Road Northallerton North Yorkshire DL7 9JR				
Context:	This site is part car park for the railway station at the southern end and part greenfield, formally a cricket pitch. Willow Beck runs to the north of the site, and the freight train line runs along to eastern boundary. To the south is residential development and Ainderby Road. Site ref N/123/002 (greenfield) is to the west.				
Site Area (Ha):	2.20				
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?	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?	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	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	Amber - 1267.57	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 2179.05		
		Primary School	Amber - 806.4		
		Secondary School	Amber - 1261.36		
		Doctors	Amber - 690.36		
		Convenience Store	Red - 3673.82		
		Village Hall	Amber - 812.04		
		Play Area	Red - 3610.83		
		Recreation Area	Amber - 863.92		
		Youth Provision	Amber - 1061.76		
Outdoor Sport	Green - 142.59				
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?	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?	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 running along the heritage rail line. The linear form of the site does not respect the built form in the area. The northern area of the site falls within flood zone 2 and 3, although an appropriate site design could avoid this. Finally the site has poor access to some services and amenities. The site performs poorly against objective five, seven and nine.

N/123/002	Land to east and north east of Neile Close Romanby North Yorkshire		
Context:	This site is a greenfield site. The site is bounded by residential development to the west and south. Site ref N/123/009 (greenfield) is to the north west, beyond Willow Beck. To the east of the site is site ref N/123/001/C (greenfield/recreation).		
Site Area (Ha):	0.56		
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.
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.
	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.
	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	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 - 1714.99	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 2626.47		
		Primary School	Amber - 954.01		
		Secondary School	Red - 1649.57		
		Doctors	Amber - 1083.8		
		Convenience Store	Red - 4121.24		
		Village Hall	Amber - 924.11		
		Play Area	Red - 4058.26		
		Recreation Area	Red - 1277.72		
		Youth Provision	Red - 1173.84		
		Outdoor Sport	Amber - 777.75		
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?	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?	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?	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 linear greenfield site running north/south adjacent to Neile Close. The linear form of the site does not respect the built form in the area. The northern area of the site falls within flood zone 2 and 3, although an appropriate site design could avoid this. Finally the site has poor access to some services and amenities. The site performs poorly against objective five, seven and nine.

N/123/004	Part OS Field 2130 Boroughbridge Road Northallerton North Yorkshire			
Context:	This is a greenfield site. The site is bounded by site ref ALT/N/123/018/G (recreation) to the north and east, with residential development beyond this. To the south is site ref N/123/011 (greenfield) and to the west is Boroughbridge Road and site ref N/123/005/H (greenfield).			
Site Area (Ha):	0.85			
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?	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	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 - 2207.83	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 3099.03		
		Primary School	Amber - 873.2		
		Secondary School	Red - 1991.78		
		Doctors	Amber - 776.99		
		Convenience Store	Red - 3995.92		
		Village Hall	Amber - 843.3		
		Play Area	Red - 3733.34		
		Recreation Area	Amber - 804.34		
		Youth Provision	Amber - 763.98		
Outdoor Sport	Amber - 825.21				
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?	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 to the south of Northallerton, to the east of Boroughbridge Road. The site is at significant risk of surface water flooding, development could increase this risk. Being edge-of-town access to amenities and services is limited. The site performs poorly against objective seven and nine.

N/123/005	Land To Rear Of 70 Boroughbridge Road Northallerton North Yorkshire			
Context:	This is a greenfield site. To the north of the site is residential development. Site ref N/123/016 (greenfield) is to the west and south, and slightly overlaps the boundary. To the east is Boroughbridge Road and site ref N/123/004 (greenfield).			
Site Area (Ha):	7.42			
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?	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 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 - 2373.13	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 3264.33		
		Primary School	Amber - 1038.5		
		Secondary School	Red - 2157.08		
		Doctors	Amber - 942.29		
		Convenience Store	Red - 3757.62		
		Village Hall	Amber - 1008.6		
		Play Area	Red - 3495.04		
		Recreation Area	Amber - 1004.84		
		Youth Provision	Amber - 964.48		
		Outdoor Sport	Green - 654.91		
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 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 Northallerton to the rear of properties along Lees Lane. The edge-of-town location will result in harm to the openness of the countryside in this location, impacting on the character of Northallerton. Its location also means the site has poor access to amenities and services. The site performs poorly against objective five and nine.

N/123/006	Land between the railway line and Thirsk Road Northallerton			
Context:	This is a greenfield site of two parts. The western part consists of the northern most tip abutting the access point off Boroughbridge Road and the western boundary follows the railway line. The southern boundary cuts across to Thirsk road, bounded by site ref N/123/015 (greenfield), with the eastern boundary following Thirsk Road. The northern boundary is abutted by residential development. Thirsk Road runs through the site, but is not included in the site area. The second part of the side, the eastern part, also excludes an agricultural unit adjacent to Thirsk Road. The northern boundary of this part of the site is bounded by site ref N/123/007/H (greenfield) and to the east and south are greenfields.			
Site Area (Ha):	21.99			
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	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures	Amber
	4b) Is the site potentially subject	Amber		

efficient use of land through optimising opportunities for the re-use of existing buildings or brownfield land	to contamination or other ground condition issues?		to come forward. Further assessment will be required.	
	4c) Would there be loss of best and most versatile agricultural land?	Red		
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 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	Red - 1825.81	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 2692.08		
		Primary School	Amber - 751.49		
		Secondary School	Amber - 1365.17		
		Doctors	Red - 1542.31		
		Convenience Store	Red - 4161.62		
		Village Hall	Red - 1736.8		
		Play Area	Red - 4098.63		
		Recreation Area	Red - 1734.79		
		Youth Provision	Amber - 1056.15		
		Outdoor Sport	Red - 1148.44		
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 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?		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?		Red		
	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?	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 south of Northallerton stretching from the railway line to both sides of Thirsk Road. The edge-of-town location will result in harm to the openness of the countryside in this location, impacting on the character of Northallerton. Large parts of the site fall within flood zones 2 and 3 and the site is at risk of surface water flooding. Its location also means the site has poor access to amenities and services, however, the size of the site and its mixed proposals means this could be mitigated on site. The site will require archaeological assessment due to being the site of St. James medieval hospital. Significant findings could preclude development. The site performs poorly against objective five, seven and ten.

N/123/006a	Land South Of Broomfield House Farm Boroughbridge Road, OS Field 7456 St Michaels Court, OS Field 97				
Context:	This is a greenfield site. This is a smaller portion of the eastern section of site ref N/123/006. This site excludes an agricultural unit adjacent to Thirsk Road. The northern boundary of this part of the site is bounded by site ref N/123/007/H (greenfield) and to the south site ref N/123/006. To the east are greenfields. To the west is Thirsk Road.				
Site Area (Ha):	2.08				
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?	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?	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?	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?	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?	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	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 - 1863.69	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 2692.5		
		Primary School	Amber - 883.63		
		Secondary School	Amber - 1353.6		
		Doctors	Red - 1530.74		
		Convenience Store	Red - 3430.57		
		Village Hall	Red - 1725.23		
		Play Area	Red - 4087.06		
		Recreation Area	Red - 1339.03		
		Youth Provision	Red - 1179.51		
Outdoor Sport	Red - 1136.87				
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 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?	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?	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?	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 Northallerton on the eastern side of Thirsk Road. The edge-of-town location will result in harm to the openness of the countryside in this location, impacting on the character of Northallerton. A large part of the site falls within flood zones 2 and 3 and the site is at risk of surface water flooding. Its location also means the site has poor access to amenities and services. The site will require archaeological assessment due to being the site of St. James medieval hospital. Significant findings could preclude development. The site performs poorly against objective five, seven, nine and ten.

N/123/007	Low Thornborough Farm Thirsk Road Northallerton North Yorkshire DL6 3SA			
Context:	This is a greenfield site. The site curls round residential development on the western boundary and abuts Thirsk Road on the south western boundary. To the north eastern boundary is Sandy Bank. To the south are greenfields. development.			
Site Area (Ha):	8.22			
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?	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 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	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 - 1778.24	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 2622.82		
		Primary School	Amber - 1032.48		
		Secondary School	Amber - 1399.68		
		Doctors	Red - 1769.14		
		Convenience Store	Red - 3899.41		
		Village Hall	Red - 1687.97		
		Play Area	Red - 3836.43		
		Recreation Area	Red - 1717.62		
		Youth Provision	Green - 736.22		
		Outdoor Sport	Red - 1375.27		
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?	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 south east of Northallerton at Low Thornborough Farm. The edge-of-town location will result in harm to the openness of the countryside in this location, impacting on the character of Northallerton. The western part of the site falls within flood zones 2 and 3 and the site is at risk of surface water flooding. Its location also means the site has poor access to amenities and services. The site performs poorly against objective five, seven, and nine.

N/123/008	Land To Rear Of 56 Ainderby Road Northallerton North Yorkshire				
Context:	This is a greenfield site. The site is bounded by residential development to the east and Wooden Hill Lane to the south west. Site ref ALT/N/123/030 is to the west of the site and slightly overlaps this boundary. Site ref ALT/N/123/031/H is the north and residential development beyond this.				
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?	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			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 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 - 1841.76	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 2753.24		
		Primary School	Green - 326.2		
		Secondary School	Red - 1776.34		
		Doctors	Amber - 697.06		
		Convenience Store	Red - 4022.84		
		Village Hall	Green - 371.93		
		Play Area	Red - 3760.26		
		Recreation Area	Amber - 780.17		
		Youth Provision	Green - 725.71		
Outdoor Sport	Green - 537.72				
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 rear of properties along the western side of Ainderby Road. The site connects well to the existing built form. The site performs adequately against the sustainability objectives but there are some issues that need addressing.

N/123/009	Land off Yafforth Road and Ainderby Road Northallerton				
Context:	This is a greenfield site of two parts, there is a small section of car parking to the far south of the site. The most southern section of this site is site ref N/123/001. A dismantled railway line cuts through the northern section of the site, with a narrow access strip connecting the two northern parts. The Wensleydale railway line bounds a section of the north western boundary, and the western boundary curls around residential development and Willow Beck. To the eastern boundary is the main railway line.				
Site Area (Ha):	10.02				
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?	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	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?	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 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	Red - 1900.52	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 2812.01		
		Primary School	Amber - 1139.55		
		Secondary School	Red - 1835.1		
		Doctors	Red - 1269.33		
		Convenience Store	Red - 4306.77		
		Village Hall	Amber - 1109.65		
		Play Area	Red - 4243.79		
		Recreation Area	Red - 1463.26		
		Youth Provision	Red - 1359.37		
Outdoor Sport	Amber - 963.28				
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?	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	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?	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 significant greenfield site to the west of Northallerton stretching from Willow Beck to Spring Terrace. The site is a large extension to Northallerton and would have a significant impact on the character of the town. Parts of the site fall within flood zone 2 and 3 but it should be possible to avoid these areas through site design. The site has limited access to amenities and services but given its size it should be possible to mitigate this on site. The site performs poorly against objective five.

N/123/010	Land South Of Northallerton Football Grounds Ainderby Road Northallerton North Yorkshire			
Context:	This is a greenfield site. The site is bounded by Willow Beck and greenfields to the west, the A684 to the south, and Ainderby Road (B1333) to the east. To the north is site ref N/123/012/R (recreation - Northallerton Town Football Club).			
Site Area (Ha):	4.28			
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?	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 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?	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 - 2521	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 3432.49		
		Primary School	Amber - 949.7		
		Secondary School	Red - 2430.38		
		Doctors	Red - 1215.6		
		Convenience Store	Red - 3399.36		
		Village Hall	Amber - 995.43		
		Play Area	Red - 3136.78		
		Recreation Area	Red - 1261.92		
		Youth Provision	Red - 1237.78		
		Outdoor Sport	Green - 493.47		
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?	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:				

Greenfield site to the west of Ainderby Road south of Northallerton Football grounds. The site is on the approach to Northallerton and the edge of the built form. Development here would damage the character of the town. An area of flood zone 2 and 3 runs through the centre of the site which will make avoiding through design difficult. Being on the edge of Northallerton access to amenities and services is limited. The site performs poorly against objective five, seven and nine.

N/123/011	OS Field 4217 and Romanby Grange Boroughbridge Road Northallerton North Yorkshire DL7 9EN				
Context:	This is a greenfield site with an agricultural unit included in the middle of the site. The site is bounded by Boroughbridge Road to the west, residential development and site ref ALT/N/123/036 (recreation) to the north. There is a water course, dismantled railway and the main railway line to the east, and greenfields to the south.				
Site Area (Ha):	8.64				
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?	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?	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 - 2540.86	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 3432.06		
		Primary School	Red - 1206.23		
		Secondary School	Red - 2324.81		
		Doctors	Amber - 1110.02		
		Convenience Store	Red - 4328.95		
		Village Hall	Red - 1176.33		
		Play Area	Red - 4066.37		
		Recreation Area	Red - 1137.37		
		Youth Provision	Amber - 1097.01		
		Outdoor Sport	Red - 1158.24		
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?	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 south of Northallerton, east of Boroughbridge Road. The site is on the approach to Northallerton and the edge of the built form. Development here would damage the character of the town. A small area of flood zone 2 and 3 runs along the eastern edge of the site, reasonable site design should be able to avoid this. Being on the edge of Northallerton access to amenities and services is limited. The site performs poorly against objective five and nine.

N/123/012	Northallerton Town Football Club Grounds Ainderby Road Northallerton North Yorkshire DL7 8UX			
Context:	This site includes the Northallerton Town football ground and car parking, terraces and changing facilities as well as the training pitch. To the north of the site is site ref ALT/N/123/035 (recreation) and to the west site ref ALT/N/123/043 (recreation) which also includes this site. To the south is site ref N/123/010 (greenfield) and to the east Ainderby Road.			
Site Area (Ha):	2.82			
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	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	Green		

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 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	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 - 2268.81	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 3180.29		
		Primary School	Amber - 711.63		
		Secondary School	Red - 2203.39		
		Doctors	Amber - 1082.5		
		Convenience Store	Red - 3701.98		
		Village Hall	Amber - 757.37		
		Play Area	Red - 3439.4		
		Recreation Area	Amber - 1009.72		
		Youth Provision	Amber - 1111.15		
Outdoor Sport	Green - 241.28				
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, 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?	Green	Development of the site, for leisure purposes, 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:				

Development of further recreation facilities on existing sports ground. This proposal for the site performs adequately against the relevant objective but there are some issues that need addressing.

N/123/013	Land East Of Howden Gate & Land to the South of Newsham Grange Ainderby Road Romanby North Yorkshire				
Context:	This is a greenfield site. The site stretches from the northern boundary on the A684 to Boroughbridge Road on the eastern boundary. Site ref N/123/016 (greenfield) is to the north and east of the site, and greenfields to the south and west.				
Site Area (Ha):	15.66				
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?	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 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?	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 - 2821.63	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 3733.12		
		Primary School	Red - 1250.33		
		Secondary School	Red - 2719.54		
		Doctors	Red - 1504.75		
		Convenience Store	Red - 3625.39		
		Village Hall	Red - 1296.07		
		Play Area	Red - 3362.81		
		Recreation Area	Red - 1562.55		
		Youth Provision	Red - 1526.94		
Outdoor Sport	Amber - 794.1				
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?	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 south west of Northallerton stretching from Ainderby Road to Boroughbridge Road. The site is not connected to the built form and without other proposals to joining it to Northallerton it would result in harm to the character of Northallerton, particularly given its gateway location. Its location also means the site has poor access to amenities and services. The site performs poorly against objective five and nine.

N/123/014	OS Fields 3661, 5969 & 6875 Yafforth Road Romanby North Yorkshire				
Context:	This is a greenfield site. The south eastern boundary runs along a private road and the Wensleydale railway track. The north western boundary abuts the golf course. The north eastern boundary abuts the highway, and the northern boundary is onto greenfields.				
Site Area (Ha):	1.5				
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?	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?	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 - 2095.36	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 2670.25		
		Primary School	Red - 1287.8		
		Secondary School	Red - 2029.95		
		Doctors	Red - 1464.17		
		Convenience Store	Red - 4501.62		
		Village Hall	Red - 1304.49		
		Play Area	Red - 4438.63		
		Recreation Area	Red - 1658.1		
		Youth Provision	Red - 1554.21		
Outdoor Sport	Amber - 821.68				
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	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 adjacent to Romanby Golf Course. The site is disconnected from the settlements of Romanby and Northallerton meaning sustainable transport options are difficult and there will be harm to the built form and character of the area. It's distance also means access to services and amenities is limited. The site performs poorly against objectives three, five and nine.

N/123/015	OS Fields 0231, 2145, 2832, 7827, 7837, 8729 & 9342 Thirsk Road Northallerton North Yorkshire				
Context:	This is a greenfield site. There are a couple of livestock buildings within the site. The site is bounded by site ref N/123/006 (greenfield) to the north and east. There are watercourses along this boundary also. To the west is the main railway line, and to the south are greenfields.				
Site Area (Ha):	18.11				
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?	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?	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?	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 - 1999.62	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 2865.89		
		Primary School	Amber - 925.3		
		Secondary School	Amber - 1538.98		
		Doctors	Red - 1716.12		
		Convenience Store	Red - 4335.43		
		Village Hall	Red - 1910.61		
		Play Area	Red - 4272.44		
		Recreation Area	Red - 1908.6		
		Youth Provision	Red - 1229.96		
Outdoor Sport	Red - 1322.25				
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 south of Northallerton between the railway line and Thirsk Road. The edge-of-town location will result in harm to the openness of the countryside in this location, impacting on the character of Northallerton. The site is not connected to the existing built area and is set back from Thirsk Road with no obvious access point. The north western edge of the site falls within flood zones 2 and 3 and the site is at risk of surface water flooding, although this could be avoided through site design. Its distance from Northallerton also means access to services and amenities is limited. The site performs poorly against objectives three, five and nine.

N/123/016	OLand at Ainderby Road Northallerton			
Context:	This is a greenfield site. There are three dwellings clustered together within the site. The site stretches from the northern boundary on the A684 to Boroughbridge Road on the eastern boundary. Site ref N/123/013 (greenfield) is to the south and west of the site, and site ref N/123/005/H (greenfield) to the north.			
Site Area (Ha):	11.56			
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 a network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1" style="width: 100%;"> <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?	Amber		
	4c) Would there be loss of best and most versatile agricultural land?	Red		

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?	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 - 2773.68	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 3685.16		
		Primary School	Red - 1202.38		
		Secondary School	Red - 2671.59		
		Doctors	Red - 1456.8		
		Convenience Store	Red - 3577.44		
		Village Hall	Red - 1248.11		
		Play Area	Red - 3314.86		
		Recreation Area	Red - 1514.59		
		Youth Provision	Red - 1478.98		
		Outdoor Sport	Green - 746.14		
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?	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 south west of Northallerton stretching from Ainderby Road to Boroughbridge Road. The site is not connected to the built form and without other proposals to joining it to Northallerton it would result in harm to the character of Northallerton, particularly given its gateway location. Its location also means the site has poor access to amenities and services. The site performs poorly against objective five and nine.

ALT/N/123/017	Land West of St Wilfred Drive, OS Field 6822, Wooden Hill Lane, Northallerton, North Yorkshire				
Context:	This is a greenfield site. Residential development bounds the site from the northern point round to the southern point on the eastern side. This site is included in a larger site, site ref ALT/N/123/030 (greenfield) which surrounds the site to the west and south.				
Site Area (Ha):	1.80				
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?	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?	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?	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 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 - 1868.14	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 2779.63		
		Primary School	Amber - 629.43		
		Secondary School	Red - 1802.73		
		Doctors	Amber - 1000.29		
		Convenience Store	Red - 4274.4		
		Village Hall	Green - 675.16		
		Play Area	Red - 4211.41		
		Recreation Area	Red - 1290.6		
		Youth Provision	Amber - 1028.94		
Outdoor Sport	Amber - 930.9				
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	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 west of Northallerton to the rear of properties at Chantry Road. The site fits fairly well into the existing built form, however the adjacent waste water treatment works may cause issue for new residents. A small part of the northern edge of the site falls within flood zone 2 and 3 but this can be avoided through site design. It's edge-of-settlement location means access to services and amenities is limited. The site performs poorly against objectives five and nine.

ALT/N/123/030	Land Adjacent to Sewage Works, Romanby, North Yorkshire			
Context:	This is a greenfield site. It includes the smaller site ref ALT/N/123/017 in the north eastern portion. The western boundary follows Willow Beck and abuts the sewage treatment works. Residential development bounds the site from the northern point round to the southern point on the eastern side, site ref N/123/008 (greenfield) is also to the east. The south of the site is bounded by Wooden Hill Lane.			
Site Area (Ha):	7.45			
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?	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	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	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?	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	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 - 2474.54	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 3386.03		
		Primary School	Amber - 958.98		
		Secondary School	Red - 2409.12		
		Doctors	Red - 1329.85		
		Convenience Store	Red - 4458.12		
		Village Hall	Amber - 1004.72		
		Play Area	Red - 4195.54		
		Recreation Area	Green - 622.69		
		Youth Provision	Red - 1358.5		
Outdoor Sport	Amber - 973.01				
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 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 west of Northallerton from Wooden Hill Lane up to the rear of properties at Chantry Road. The site would be a significant extension into the countryside and not reflect the built form of the area. The adjacent waste water treatment works may cause issue for new residents. A small part of the northern edge of the site falls within flood zone 2 and 3 but this can be avoided through site design. It's edge-of-settlement location means access to services and amenities is limited. The site performs poorly against objectives five and nine.

ALT/N/123/031	Land South of St Cuthbert Drive and St Paulinus Drive, Romanby, North Yorkshire				
Context:	This is a greenfield site. There are a couple of small outbuildings within the site. The site is bounded by residential development to the north east, and south east. To the south is site ref N/123/008/M (greenfield) and to the north west is site ref ALT/N/123/017 (greenfield) which does overlap this site slightly.				
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?	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			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 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 - 1777.02	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 2688.51		
		Primary School	Amber - 538.31		
		Secondary School	Red - 1711.61		
		Doctors	Amber - 909.17		
		Convenience Store	Red - 4183.28		
		Village Hall	Green - 584.04		
		Play Area	Red - 4120.29		
		Recreation Area	Red - 1199.48		
		Youth Provision	Amber - 937.82		
Outdoor Sport	Amber - 839.78				
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?	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 St. Cuthbert Drive and St. Paulinus Drive. The site connects well to the existing built form. However, the site has limited access to amenities and services and performs poorly against objective nine.

PST/N/123/045	Land To The West Of Ainderby Road Romanby North Yorkshire DL7 8HA			
Context:	This is residential curtilage. The site is bounded to the east by Ainderby Road, site ref ALT/N/123/035 (recreation) to the south, greenfield and a dwelling to the west and Wooden Hill Lane and residential development to the north.			
Site Area (Ha):	0.30			
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?	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?	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 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 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 - 1835.86	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 2648.37		
		Primary School	Amber - 434.8		
		Secondary School	Red - 2744.25		
		Doctors	Amber - 747.9		
		Convenience Store	Red - 2721.46		
		Village Hall	Green - 422.77		
		Play Area	Red - 3553.96		
		Recreation Area	Green - 675.12		
		Youth Provision	Amber - 756.11		
		Outdoor Sport	Green - 331.43		
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 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 west of Ainderby Road, south of Wooden Hill Lane. The site connects well to the existing built form. However, the site has limited access to amenities and services and performs poorly against objective nine.