
Sustainability Appraisal

Site Assessments

Bedale Area

Hambleton Local Plan

Publication Draft

July 2019

Hambleton...a place to grow

HAMBLETON
DISTRICT COUNCIL

| B/004/001 | Land Between 39 And 41 Northallerton Road Leeming Bar North Yorkshire | | | |
|---|--|---|---|------------------------|
| Context: | The site is a greenfield site. The site is bounded by the Wensleydale railway track to the north east, residential development to the west, industrial use to the north east. Northallerton Road runs along the southern boundary of the site. | | | |
| Site Area (Ha): | 1.29 | | | |
| Sustainability Appraisal Assessment | | | | |
| Sustainability Assessment Objective | Decision Aiding Prompt | Prompt Score | Commentary | Objective Score |
| 1. To protect and enhance biodiversity and geo-diversity. | 1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site? | Green | This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required. | Amber |
| | 1b) Does the site have any biodiversity issues? | Amber | | |
| | 1c) Would the development impact on a local nature reserve? | Green | | |
| | 1d) Are there any Tree Preservation Orders on the site? | Green | | |
| | 1e) Is the development within, or does it impact on, a mineral safeguarding area? | Red | | |
| 2. To protect and enhance water and reduce water consumption | 2a) Is the site within a source protection zone 1, 2 or 3? | Green | The site is not located within a source protection zone. | Green |
| 3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking. | 3a) Are there links to footpaths and cycle routes? | Green | Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network. | Amber |
| | 3b) Does the site have good connectivity to public transport? | <table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table> | | |
| Bus Stop | Amber | | | |
| Train Station | | | | |
| 4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings | 4a) Will the development re-use brownfield land? | Red | This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required. | Amber |
| | 4b) Is the site potentially subject to contamination or other ground condition issues? | Green | | |
| | 4c) Would there be loss of best and most versatile agricultural land? | Red | | |

| | | | | |
|--|--|---------|---|---------|
| or brownfield land | | | | |
| 5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials. | 5a) Is there scope to develop or improve green infrastructure links through the development? | Amber | This site is in a suitable location, given its proposed preferred use and has potential to incorporate mitigation and enhancement measures. Further assessment will be required. | Amber |
| | 5b) Is the site prominent in any significant views towards a settlement? | Amber | | |
| | 5c) What is the impact on form and character of a settlement? | Amber | | |
| | 5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? | Amber | | |
| | 5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land? | Amber | | |
| 6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised | 6a) Will the development contain individual / communal site waste facilities / infrastructure? | Neutral | This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity. | Neutral |
| 7. To protect and improve air quality, reduce climate change and reduce the risk of flooding. | 7a) Will the development promote low and zero carbon technologies and renewable sources? | Neutral | This site 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 - 3446.16 | No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Red |
| | | Industrial Estate/ Business Park | Green - 545.53 | | |
| | | Primary School | Amber - 679.41 | | |
| | | Secondary School | Red - 3906.23 | | |
| | | Doctors | Red - 3857.38 | | |
| | | Convenience Store | Red - 1838.79 | | |
| | | Village Hall | Red - 1988.9 | | |
| | | Play Area | Green - 649.37 | | |
| | | Recreation Area | Amber - 1001.63 | | |
| | | Youth Provision | Green - 647.01 | | |
| | | Outdoor Sport | Red - 3243.99 | | |
| 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: | | | | |

The site is a greenfield site on the north eastern edge of Leeming Bar. The site does not have a significant negative impact against the sustainability objectives although further investigation and mitigation would be required to bring the site forward. However, the site is particularly distant from some amenities and services and as such scores poorly against objective nine.

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

| | | | | | |
|--|---|---|---|------------------------|----------|
| B/004/002 | Land to the East of Ashlands Drive Leeming Bar North Yorkshire | | | | |
| Context: | The site is a greenfield site. The site is included in the larger site ref ALT/B/004/033 (greenfield/horticultural), which is to the north and east. To the south is site ref ALT/B/004/023 (greenfield), of which this parcel of land is also included. Beyond this, to the south, is Wensleydale railway track and residential development. To the south west is industrial development, and west is residential development. | | | | |
| 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? | 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>Amber</td> </tr> <tr> <td>Train Station</td> <td></td> </tr> </table> | | | Bus Stop |
| Bus Stop | Amber | | | | |
| Train Station | | | | | |
| 4. To protect and enhance soils and the most efficient use of land through optimising opportunities for | 4a) Will the development re-use brownfield land? | Red | This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required. | Amber | |
| | 4b) Is the site potentially subject to contamination or other ground condition issues? | Green | | | |
| | 4c) Would there be loss of best | Red | | | |

| | | | | |
|--|--|---------|---|---------|
| the re-use of existing buildings or brownfield land | and most versatile agricultural land? | | | |
| 5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials. | 5a) Is there scope to develop or improve green infrastructure links through the development? | Amber | This site is in a suitable location, given its proposed preferred use and has potential to incorporate mitigation and enhancement measures. Further assessment will be required. | Amber |
| | 5b) Is the site prominent in any significant views towards a settlement? | Green | | |
| | 5c) What is the impact on form and character of a settlement? | Amber | | |
| | 5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? | Amber | | |
| | 5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land? | Amber | | |
| 6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised | 6a) Will the development contain individual / communal site waste facilities / infrastructure? | Neutral | This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity. | Neutral |
| 7. To protect and improve air quality, reduce climate change and reduce the risk of flooding. | 7a) Will the development promote low and zero carbon technologies and renewable sources? | Neutral | This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required. | Amber |
| | 7b) Will the development have an adverse effect on air quality in the area? | Neutral | | |
| | 7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding? | Amber | | |
| | 7d) Will development increase the risk of flooding? | Amber | | |
| | 7e) Can any increase in risk of flooding be mitigated? | Amber | | |
| 8. To maintain and enhance the | 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 - 3513.7 | No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Red |
| | | Industrial Estate/ Business Park | Green - 775.67 | | |
| | | Primary School | Amber - 757.12 | | |
| | | Secondary School | Red - 3973.78 | | |
| | | Doctors | Red - 3924.93 | | |
| | | Convenience Store | Red - 1916.51 | | |
| | | Village Hall | Red - 2066.62 | | |
| | | Play Area | Green - 716.92 | | |
| | | Recreation Area | Green - 214.62 | | |
| | | Youth Provision | Green - 714.56 | | |
| Outdoor Sport | Red - 3767.99 | | | | |
| 10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage. | 10 a) Is the development in a conservation area? | Green | This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required. | Amber | |
| | 10 b) Would development affect the character and appearance of the conservation area? | Green | | | |
| | 10 c) Would development affect the setting and/or significance of a listed building? | Green | | | |
| | 10d) Will the development of the site affect non-designated heritage assets? | Green | | | |
| | 10e) Would the development affect an important non-designated archaeological site? | Amber | | | |
| | 10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? | Green | | | |
| | 10g) Will development of the | Green | | | |

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

A small greenfield site adjacent to existing housing to the north of Leeming Bar. The site does not have a significant negative impact against the sustainability objectives although further investigation and mitigation would be required to bring the site forward. However, the site is particularly distant from some amenities and services and as such scores poorly against objective nine.

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

| B/004/003 | Land To The Rear Of Harkness Close Leeming Bar North Yorkshire | | LEB1 | |
|---|---|---------------------|---|------------------------|
| Context: | The site is a greenfield site. The site is bounded by greenfields to the south west and south east. There is residential development to the north east, north and north west. | | | |
| Site Area (Ha): | 3.35 | | | |
| Sustainability Appraisal Assessment | | | | |
| Sustainability Assessment Objective | Decision Aiding Prompt | Prompt Score | Commentary | Objective Score |
| 1. To protect and enhance biodiversity and geo-diversity. | 1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site? | Green | This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required. | Amber |
| | 1b) Does the site have any biodiversity issues? | Amber | | |
| | 1c) Would the development impact on a local nature reserve? | Green | | |
| | 1d) Are there any Tree Preservation Orders on the site? | Green | | |
| | 1e) Is the development within, or does it impact on, a mineral safeguarding area? | Red | | |
| 2. To protect and enhance water and reduce water consumption | 2a) Is the site within a source protection zone 1, 2 or 3? | Green | The site is not located within a source protection zone. | Green |
| 3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking. | 3a) Are there links to footpaths and cycle routes? | Green | Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network. | Amber |
| | 3b) Does the site have good connectivity to public transport? | Amber | | |
| 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 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 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 - 2798.58 | No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Red |
| | | Industrial Estate/ Business Park | Green - 759.78 | | |
| | | Primary School | Amber - 659.79 | | |
| | | Secondary School | Red - 3258.65 | | |
| | | Doctors | Red - 3209.81 | | |
| | | Convenience Store | Red - 1819.17 | | |
| | | Village Hall | Red - 1969.28 | | |
| | | Play Area | Green - 500.03 | | |
| | | Recreation Area | Amber - 1001.24 | | |
| | | Youth Provision | Green - 497.67 | | |
| | | Outdoor Sport | Red - 3052.86 | | |
| 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 adjacent to existing housing within Leeming Bar. The sustainability assessment is mixed; the site has some positive effect against sustainability objectives with further assessment and mitigation required to balance other objectives. However, the site is particularly distant from some amenities and services and as such scores poorly against objective nine.

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

| | | | | | |
|--|---|----------------------|---|------------------------|-------|
| B/004/005 | Land To The South Of Ashville Low Street Leeming Bar North Yorkshire | | | | |
| Context: | This site is a greenfield site. The site is bounded to west and south by site ref B/004/010/E (greenfield site). There is a small element of residential development off the south eastern corner. To the north of the site is the dwelling Ashville and to the east Low Street. To the east, beyond Low Street, is site ref ALT/B/004/033. | | | | |
| Site Area (Ha): | 0.97 | | | | |
| Sustainability Appraisal Assessment | | | | | |
| Sustainability Assessment Objective | Decision Aiding Prompt | Prompt Score | Commentary | Objective Score | |
| 1. To protect and enhance biodiversity and geo-diversity. | 1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site? | Green | This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required. | Amber | |
| | 1b) Does the site have any biodiversity issues? | Amber | | | |
| | 1c) Would the development impact on a local nature reserve? | Green | | | |
| | 1d) Are there any Tree Preservation Orders on the site? | Green | | | |
| | 1e) Is the development within, or does it impact on, a mineral safeguarding area? | 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? | 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? | Amber | | |
| | 5c) What is the impact on form and character of a settlement? | Red | | |
| | 5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? | Amber | | |
| | 5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land? | Amber | | |
| 6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised | 6a) Will the development contain individual / communal site waste facilities / infrastructure? | Neutral | This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity. | Neutral |
| 7. To protect and improve air quality, reduce climate change and reduce the risk of flooding. | 7a) Will the development promote low and zero carbon technologies and renewable sources? | Neutral | This site has a low risk of flooding and development of this site should not increase this risk. | Green |
| | 7b) Will the development have an adverse effect on air quality in the area? | Neutral | | |
| | 7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding? | Green | | |
| | 7d) Will development increase the risk of flooding? | Green | | |
| | 7e) Can any increase in risk of flooding be mitigated? | Neutral | | |
| 8. To maintain and enhance the quality and | 8a) Does the site have a negative impact on the setting of the National Park or AONB? | Green | The site will not have an impact on the setting of a national park or | Green |

| | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|---|-------------|---|-------------------------------------|--|----------------|--|------------------|--|---------|---|-------------------|--|--------------|--|--------------|----------------|-----------------|----------------|-----------------|----------------|---------------|---------------|---|------------|
| <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="673 443 849 517">Town Centre</td> <td data-bbox="849 443 991 517">Red - 3700.71</td> </tr> <tr> <td data-bbox="673 517 849 658">Industrial Estate/ Business Park</td> <td data-bbox="849 517 991 658">Amber - 904.42</td> </tr> <tr> <td data-bbox="673 658 849 732">Primary School</td> <td data-bbox="849 658 991 732">Amber - 944.13</td> </tr> <tr> <td data-bbox="673 732 849 806">Secondary School</td> <td data-bbox="849 732 991 806">Red - 4160.79</td> </tr> <tr> <td data-bbox="673 806 849 880">Doctors</td> <td data-bbox="849 806 991 880">Red - 4111.94</td> </tr> <tr> <td data-bbox="673 880 849 954">Convenience Store</td> <td data-bbox="849 880 991 954">Red - 2103.51</td> </tr> <tr> <td data-bbox="673 954 849 1028">Village Hall</td> <td data-bbox="849 954 991 1028">Red - 2253.62</td> </tr> <tr> <td data-bbox="673 1028 849 1102">Play Area</td> <td data-bbox="849 1028 991 1102">Amber - 903.92</td> </tr> <tr> <td data-bbox="673 1102 849 1176">Recreation Area</td> <td data-bbox="849 1102 991 1176">Green - 657.45</td> </tr> <tr> <td data-bbox="673 1176 849 1249">Youth Provision</td> <td data-bbox="849 1176 991 1249">Amber - 901.57</td> </tr> <tr> <td data-bbox="673 1249 849 1312">Outdoor Sport</td> <td data-bbox="849 1249 991 1312">Red - 3954.99</td> </tr> </table> | Town Centre | Red - 3700.71 | Industrial Estate/ Business Park | Amber - 904.42 | Primary School | Amber - 944.13 | Secondary School | Red - 4160.79 | Doctors | Red - 4111.94 | Convenience Store | Red - 2103.51 | Village Hall | Red - 2253.62 | Play Area | Amber - 903.92 | Recreation Area | Green - 657.45 | Youth Provision | Amber - 901.57 | Outdoor Sport | Red - 3954.99 | <p>No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.</p> | <p>Red</p> |
| Town Centre | Red - 3700.71 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Industrial Estate/ Business Park | Amber - 904.42 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Primary School | Amber - 944.13 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Secondary School | Red - 4160.79 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Doctors | Red - 4111.94 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Convenience Store | Red - 2103.51 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Village Hall | Red - 2253.62 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Play Area | Amber - 903.92 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Recreation Area | Green - 657.45 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Youth Provision | Amber - 901.57 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Outdoor Sport | Red - 3954.99 | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.</p> | <table border="1"> <tr> <td data-bbox="426 1312 849 1386">10 a) Is the development in a conservation area?</td> <td data-bbox="849 1312 991 1386">Green</td> </tr> <tr> <td data-bbox="426 1386 849 1494">10 b) Would development affect the character and appearance of the conservation area?</td> <td data-bbox="849 1386 991 1494">Green</td> </tr> <tr> <td data-bbox="426 1494 849 1601">10 c) Would development affect the setting and/or significance of a listed building?</td> <td data-bbox="849 1494 991 1601">Green</td> </tr> <tr> <td data-bbox="426 1601 849 1709">10d) Will the development of the site affect non-designated heritage assets?</td> <td data-bbox="849 1601 991 1709">Green</td> </tr> <tr> <td data-bbox="426 1709 849 1816">10e) Would the development affect an important non-designated archaeological site?</td> <td data-bbox="849 1709 991 1816">Amber</td> </tr> <tr> <td data-bbox="426 1816 849 1966">10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?</td> <td data-bbox="849 1816 991 1966">Green</td> </tr> <tr> <td data-bbox="426 1966 849 2033">10g) Will development of the site affect the setting of an</td> <td data-bbox="849 1966 991 2033">Green</td> </tr> </table> | 10 a) Is the development in a conservation area? | Green | 10 b) Would development affect the character and appearance of the conservation area? | Green | 10 c) Would development affect the setting and/or significance of a listed building? | Green | 10d) Will the development of the site affect non-designated heritage assets? | Green | 10e) Would the development affect an important non-designated archaeological site? | Amber | 10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? | Green | 10g) Will development of the site affect the setting of an | Green | <p>This site 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 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 northern approach to Leeming Bar. The site performs poorly against objective 9 and 5 in terms of distance from services and its impact on the settlement pattern due to it being disconnected from the existing settlement.

| B/004/006 | Aiskew Mill Farm, Aiskew Bank, Bedale Rd, Aiskew, DL8 1AS | | | |
|--|---|---|---|------------------------|
| Context: | This site is a greenfield site. The site is bounded to the north and west by industrial and residential development. To the east of the site is residential development and the south Wensleydale railway track. Beyond the railways buildings, to the south, is sites ref ALT/B/004/032 (allotments), B/004/015 (agricultural development) and ALT/B/004/028 (greenfield). | | | |
| Site Area (Ha): | 1.96 | | | |
| 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? | 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? | <table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table> | | |
| Bus Stop | Amber | | | |
| Train Station | | | | |
| 4. To protect and enhance soils and the most efficient use of land through optimising opportunities for | 4a) Will the development re-use brownfield land? | Red | This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required. | Amber |
| | 4b) Is the site potentially subject to contamination or other ground condition issues? | Green | | |
| | 4c) Would there be loss of best | Amber | | |

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

| | | | | | |
|---|---|-------------------------------------|---|---|-------|
| quality and character of the landscape and protect the special qualities of the AONB's and National Park. | National Park or AONB? | | a national park or AONB. | | |
| 9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves | 9a) Does the site have good connectivity to the following services and facilities? | Town Centre | Green - 689.87 | The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Amber |
| | | Industrial Estate/ Business Park | Green - 259.97 | | |
| | | Primary School | Amber - 1177.22 | | |
| | | Secondary School | Amber - 1149.95 | | |
| | | Doctors | Amber - 1101.1 | | |
| | | Convenience Store | Red - 4292.57 | | |
| | | Village Hall | Amber - 773.14 | | |
| | | Play Area | Red - 2973.43 | | |
| | | Recreation Area | Amber - 953.06 | | |
| | | Youth Provision | Green - 746.94 | | |
| Outdoor Sport | Amber - 944.15 | | | | |
| 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? | 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: | | | | |

This site is a greenfield site adjacent to the railway line in Bedale. The site does not have a significant negative impact against the sustainability objectives although further investigation and mitigation would be required to bring the site forward.

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

| | | | | |
|---|---|---------------------|---|------------------------|
| B/004/007 | Wilbert Farm Sandhill Lane Aiskew North Yorkshire DL8 1AU | | | |
| Context: | This is a greenfield site, in which is the footprint of several agricultural buildings. There is also two dwellings within the site. The site is bounded to the north west by Sandhill and Back Lane. To the north east is site ref ALT/B/004/030 (also site ref ALT/B/004/030a/H) and site B/004/011/H to the east. There is residential development on the south eastern boundary and an access track along the south western boundary, with residential development beyond this. | | | |
| Site Area (Ha): | 3.73 | | | |
| Sustainability Appraisal Assessment | | | | |
| Sustainability Assessment Objective | Decision Aiding Prompt | Prompt Score | Commentary | Objective Score |
| 1. To protect and enhance biodiversity and geo-diversity. | 1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site? | Green | This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required. | Amber |
| | 1b) Does the site have any biodiversity issues? | Amber | | |
| | 1c) Would the development impact on a local nature reserve? | Green | | |
| | 1d) Are there any Tree Preservation Orders on the site? | Green | | |
| | 1e) Is the development within, or does it impact on, a mineral safeguarding area? | Red | | |
| 2. To protect and enhance water and reduce water consumption | 2a) Is the site within a source protection zone 1, 2 or 3? | Green | The site is not located within a source protection zone. | Green |
| 3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking. | 3a) Are there links to footpaths and cycle routes? | Amber | Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network. | Amber |
| | 3b) Does the site have good connectivity to public transport? | Bus Stop | | |
| | | Train Station | | |
| 4. To protect and enhance soils and the most efficient use of land through | 4a) Will the development re-use brownfield land? | Red | This site has potential with mitigation and enhancement measures to come forward. Further assessment will | Amber |
| | 4b) Is the site potentially subject to contamination or other ground condition issues? | Green | | |

| | | | | |
|--|--|---------|---|---------|
| optimising opportunities for the re-use of existing buildings or brownfield land | 4c) Would there be loss of best and most versatile agricultural land? | Red | be required. | |
| 5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials. | 5a) Is there scope to develop or improve green infrastructure links through the development? | Amber | This site is 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 | | |

| | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|---|---|--|--|-----------------|---|---------------|---|---------------|---|---------------|---|---------------|--|---------------|-----------|---------------|-----------------|----------------|-----------------|---------------|---------------|---------------|---|------------|
| <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="855 546 991 618">Red - 1687.97</td> </tr> <tr> <td data-bbox="675 618 847 763">Industrial Estate/ Business Park</td> <td data-bbox="855 618 991 763">Amber - 1509.13</td> </tr> <tr> <td data-bbox="675 763 847 835">Primary School</td> <td data-bbox="855 763 991 835">Red - 2175.31</td> </tr> <tr> <td data-bbox="675 835 847 907">Secondary School</td> <td data-bbox="855 835 991 907">Red - 2148.04</td> </tr> <tr> <td data-bbox="675 907 847 978">Doctors</td> <td data-bbox="855 907 991 978">Red - 2099.19</td> </tr> <tr> <td data-bbox="675 978 847 1050">Convenience Store</td> <td data-bbox="855 978 991 1050">Red - 3981.08</td> </tr> <tr> <td data-bbox="675 1050 847 1122">Village Hall</td> <td data-bbox="855 1050 991 1122">Red - 1771.23</td> </tr> <tr> <td data-bbox="675 1122 847 1193">Play Area</td> <td data-bbox="855 1122 991 1193">Red - 2661.94</td> </tr> <tr> <td data-bbox="675 1193 847 1265">Recreation Area</td> <td data-bbox="855 1193 991 1265">Green - 708.29</td> </tr> <tr> <td data-bbox="675 1265 847 1337">Youth Provision</td> <td data-bbox="855 1265 991 1337">Red - 1222.48</td> </tr> <tr> <td data-bbox="675 1337 847 1420">Outdoor Sport</td> <td data-bbox="855 1337 991 1420">Red - 1942.25</td> </tr> </table> | Town Centre | Red - 1687.97 | Industrial Estate/ Business Park | Amber - 1509.13 | Primary School | Red - 2175.31 | Secondary School | Red - 2148.04 | Doctors | Red - 2099.19 | Convenience Store | Red - 3981.08 | Village Hall | Red - 1771.23 | Play Area | Red - 2661.94 | Recreation Area | Green - 708.29 | Youth Provision | Red - 1222.48 | Outdoor Sport | Red - 1942.25 | <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 - 1687.97 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Industrial Estate/ Business Park | Amber - 1509.13 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Primary School | Red - 2175.31 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Secondary School | Red - 2148.04 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Doctors | Red - 2099.19 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Convenience Store | Red - 3981.08 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Village Hall | Red - 1771.23 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Play Area | Red - 2661.94 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Recreation Area | Green - 708.29 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Youth Provision | Red - 1222.48 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Outdoor Sport | Red - 1942.25 | | | | | | | | | | | | | | | | | | | | | | | | | |
| <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="855 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="855 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="855 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="855 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="855 1814 991 1921">Amber</td> </tr> <tr> <td data-bbox="427 1921 847 2031">10f) Will the development of the site affect a Registered Historic Park and Garden or Registered</td> <td data-bbox="855 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? | Amber | 10f) Will the development of the site affect a Registered Historic Park and Garden or Registered | Green | <p>This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.</p> | <p>Amber</p> | | | | | | | | | | |
| 10 a) Is the development in a conservation area? | Green | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 b) Would development affect the character and appearance of the conservation area? | Green | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 c) Would development affect the setting and/or significance of a listed building? | Green | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10d) Will the development of the site affect non-designated heritage assets? | Green | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10e) Would the development affect an important non-designated archaeological site? | Amber | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10f) Will the development of the site affect a Registered Historic Park and Garden or Registered | Green | | | | | | | | | | | | | | | | | | | | | | | | | |

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

A greenfield site on the north eastern edge of Bedale. The sustainability assessment is mixed; the site has some positive effect against sustainability objectives with further assessment and mitigation required to balance other objectives. However, the site is particularly distant from some amenities and services and as such scores poorly against objective nine.

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

| B/004/007a | Wilbert Farm Sandhill Lane Aiskew North Yorkshire DL8 1AU | | | | |
|--|--|---|---|------------------------|----------|
| Context: | This is a greenfield site with the footprint of several agricultural buildings. There is also two dwellings within the site. The site is bounded to the north west by Sandhill and Back Lane, to the north east by site ref B/004/007 and site B/004/011/H to the west. There is residential development on the south eastern boundary and an access track along the south western boundary. | | | | |
| Site Area (Ha): | 3.02 | | | | |
| 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 optimising opportunities for | 4a) Will the development re-use brownfield land? | Red | This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required. | Amber | |
| | 4b) Is the site potentially subject to contamination or other ground condition issues? | Green | | | |
| | 4c) Would there be loss of best | Red | | | |

| | | | | |
|--|--|---------|---|---------|
| the re-use of existing buildings or brownfield land | and most versatile agricultural land? | | | |
| 5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials. | 5a) Is there scope to develop or improve green infrastructure links through the development? | Amber | This site is 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 | 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 - 1725.12 | No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Red |
| | | Industrial Estate/ Business Park | Amber - 1546.29 | | |
| | | Primary School | Red - 2212.47 | | |
| | | Secondary School | Red - 2185.2 | | |
| | | Doctors | Red - 2136.35 | | |
| | | Convenience Store | Red - 2244.56 | | |
| | | Village Hall | Red - 1808.39 | | |
| | | Play Area | Red - 2699.09 | | |
| | | Recreation Area | Green - 745.44 | | |
| | | Youth Provision | Red - 1259.63 | | |
| Outdoor Sport | Red - 1979.4 | | | | |
| 10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage. | 10 a) Is the development in a conservation area? | Green | This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required. | Amber | |
| | 10 b) Would development affect the character and appearance of the conservation area? | Green | | | |
| | 10 c) Would development affect the setting and/or significance of a listed building? | Green | | | |
| | 10d) Will the development of the site affect non-designated heritage assets? | Green | | | |
| | 10e) Would the development affect an important non-designated archaeological site? | Amber | | | |
| | 10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? | Green | | | |
| | 10g) Will development of the | Green | | | |

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

A greenfield site on the north eastern edge of Bedale. The sustainability assessment is mixed; the site has some positive effect against sustainability objectives with further assessment and mitigation required to balance other objectives. However, the site is particularly distant from some amenities and services and as such scores poorly against objective nine.

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

| B/004/008 | OS Fields 0885, 0940 & 1100 Northallerton Road Leeming Bar North Yorkshire | | | |
|---|--|---|---|------------------------|
| Context: | This is a greenfield site. There is residential development along the western and southern boundary. The site is bounded by greenfields to the east. To the north is Northallerton Road. The northern part of this site is included in site allocation LEB2. | | | |
| Site Area (Ha): | 7.43 | | | |
| Sustainability Appraisal Assessment | | | | |
| Sustainability Assessment Objective | Decision Aiding Prompt | Prompt Score | Commentary | Objective Score |
| 1. To protect and enhance biodiversity and geo-diversity. | 1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site? | Green | This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required. | Amber |
| | 1b) Does the site have any biodiversity issues? | Amber | | |
| | 1c) Would the development impact on a local nature reserve? | Green | | |
| | 1d) Are there any Tree Preservation Orders on the site? | Green | | |
| | 1e) Is the development within, or does it impact on, a mineral safeguarding area? | Red | | |
| 2. To protect and enhance water and reduce water consumption | 2a) Is the site within a source protection zone 1, 2 or 3? | Green | The site is not located within a source protection zone. | Green |
| 3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking. | 3a) Are there links to footpaths and cycle routes? | Green | 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? | 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 - 3304.55 | No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Red |
| | | Industrial Estate/ Business Park | Green - 596.93 | | |
| | | Primary School | Green - 364.45 | | |
| | | Secondary School | Red - 3764.62 | | |
| | | Doctors | Red - 3715.77 | | |
| | | Convenience Store | Red - 1523.83 | | |
| | | Village Hall | Red - 1673.94 | | |
| | | Play Area | Green - 507.76 | | |
| | | Recreation Area | Green - 705.9 | | |
| | | Youth Provision | Green - 505.4 | | |
| | | Outdoor Sport | Red - 3558.83 | | |
| 10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage. | 10 a) Is the development in a conservation area? | Green | This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required. | Amber | |
| | 10 b) Would development affect the character and appearance of the conservation area? | 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 east of Leeming Bar. The site performs poorly against objective 9 and 5 in terms of distance from services and its impact on the settlement pattern and character of Leeming.

| B/004/008a | OS Fields 0885, 0940 and 1100 Northallerton Road | | | |
|--|--|---|---|------------------------|
| Context: | This is a greenfield site. There is residential development along the western boundary. Site ref B/004/008 (greenfield), of which this site is also included within, is to the north and south of the site and the site is also included in allocation LEB2. The site is bounded by greenfields to the east. | | | |
| Site Area (Ha): | 2.19 | | | |
| 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? | Green | Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network. | Amber |
| | 3b) Does the site have good connectivity to public transport? | <table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table> | | |
| Bus Stop | Amber | | | |
| Train Station | | | | |
| 4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of | 4a) Will the development re-use brownfield land? | Red | This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required. | Amber |
| | 4b) Is the site potentially subject to contamination or other ground condition issues? | Green | | |
| | 4c) Would there be loss of best and most versatile agricultural 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 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? | 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 | 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 - 3272.2 | The site has good access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Green |
| | | Industrial Estate/ Business Park | Green - 496.33 | | |
| | | Primary School | Green - 332.11 | | |
| | | Secondary School | Red - 3732.28 | | |
| | | Doctors | Red - 3683.43 | | |
| | | Convenience Store | Green - 255.26 | | |
| | | Village Hall | Red - 1641.6 | | |
| | | Play Area | Green - 475.42 | | |
| | | Recreation Area | Green - 673.56 | | |
| | | Youth Provision | Green - 473.06 | | |
| Outdoor Sport | Red - 3526.49 | | | | |
| 10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage. | 10 a) Is the development in a conservation area? | Green | This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required. | Amber | |
| | 10 b) Would development affect the character and appearance of the conservation area? | Green | | | |
| | 10 c) Would development affect the setting and/or significance of a listed building? | Green | | | |
| | 10d) Will the development of the site affect non-designated heritage assets? | Green | | | |
| | 10e) Would the development affect an important non-designated archaeological site? | Amber | | | |
| | 10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? | Green | | | |
| | 10g) Will development of the site affect the setting of an | Green | | | |

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

A greenfield site to the east of Leeming Bar. The site does not have a significant negative impact against the sustainability objectives although further investigation and mitigation would be required to bring the site forward.

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

| | | | | |
|--|--|---|---|------------------------|
| B/004/008b | OS Field 9400 Northallerton Road Leeming Bar North Yorkshire | | | |
| Context: | This is a greenfield site. There is residential development along the western and southern boundary. The site is bounded by greenfields to the east. To the north is Northallerton Road. The northern part of this site is included in site allocation LEB2 and land to the north is LEB2. | | | |
| 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? | Red | | |
| 2. To protect and enhance water and reduce water consumption | 2a) Is the site within a source protection zone 1, 2 or 3? | Green | The site is not located within a source protection zone. | Green |
| 3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking. | 3a) Are there links to footpaths and cycle routes? | Green | Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network. | Amber |
| | 3b) Does the site have good connectivity to public transport? | <table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table> | | |
| Bus Stop | Amber | | | |
| Train Station | | | | |
| 4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of | 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? | 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? | 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 | 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 - 3276.56 | The site has good access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Green |
| | | Industrial Estate/ Business Park | Green - 500.69 | | |
| | | Primary School | Green - 336.47 | | |
| | | Secondary School | Red - 3736.64 | | |
| | | Doctors | Red - 3687.79 | | |
| | | Convenience Store | Green - 259.62 | | |
| | | Village Hall | Red - 1645.96 | | |
| | | Play Area | Green - 479.78 | | |
| | | Recreation Area | Green - 677.92 | | |
| | | Youth Provision | Green - 477.42 | | |
| Outdoor Sport | Red - 3530.84 | | | | |
| 10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage. | 10 a) Is the development in a conservation area? | Green | This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required. | Amber | |
| | 10 b) Would development affect the character and appearance of the conservation area? | Green | | | |
| | 10 c) Would development affect the setting and/or significance of a listed building? | Green | | | |
| | 10d) Will the development of the site affect non-designated heritage assets? | 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 east of Leeming Bar. The site does not have a significant negative impact against the sustainability objectives although further investigation and mitigation would be required to bring the site forward.

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

| B/004/008c | OS Field 9400 Northallerton Road Leeming Bar North Yorkshire | | LEB2 | |
|---|--|---|---|------------------------|
| Context: | This is a greenfield site. There is residential development along the western and southern boundary. The site is bounded by greenfields to the east. To the north is Northallerton Road. | | | |
| Site Area (Ha): | 2.98 | | | |
| 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? | Green | The site is not located within a source protection zone. | Green |
| 3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking. | 3a) Are there links to footpaths and cycle routes? | Green | Well served by footpaths, cycle routes and the public transport network. | Green |
| | 3b) Does the site have good connectivity to public transport? | <table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table> | | |
| Bus Stop | Amber | | | |
| Train Station | | | | |
| 4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings | 4a) Will the development re-use brownfield land? | Red | This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required. | Amber |
| | 4b) Is the site potentially subject to contamination or other ground condition issues? | Green | | |
| | 4c) Would there be loss of best and most versatile agricultural land? | Red | | |

| | | | | |
|--|--|---------|---|---------|
| or brownfield land | | | | |
| 5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials. | 5a) Is there scope to develop or improve green infrastructure links through the development? | Amber | This site is in a suitable location, given its proposed preferred use and has potential to incorporate mitigation and enhancement measures. Further assessment will be required. | Amber |
| | 5b) Is the site prominent in any significant views towards a settlement? | 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? | 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 - 3279.11 | The site has good access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Green |
| | | Industrial Estate/ Business Park | Green - 378.48 | | |
| | | Primary School | Amber - 443.5 | | |
| | | Secondary School | Red - 3739.19 | | |
| | | Doctors | Red - 3739.19 | | |
| | | Convenience Store | Green - 137.41 | | |
| | | Village Hall | Green - 378.48 | | |
| | | Play Area | Green - 482.32 | | |
| | | Recreation Area | Amber - 784.96 | | |
| | | Youth Provision | Green - 479.97 | | |
| | | Outdoor Sport | Red - 3533.39 | | |
| 10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage. | 10 a) Is the development in a conservation area? | Green | This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required. | Amber | |
| | 10 b) Would development affect the character and appearance of the conservation area? | Green | | | |
| | 10 c) Would development affect the setting and/or significance of a listed building? | Green | | | |
| | 10d) Will the development of the site affect non-designated heritage assets? | Green | | | |
| | 10e) Would the development affect an important non-designated archaeological site? | Amber | | | |
| | 10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? | Green | | | |
| | 10g) Will development of the site affect the setting of an elevated conservation area? | Green | | | |

| | | | | |
|---|--|---------|---|---------|
| | 10h) Would development affect 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 Leeming Bar. The site does not have a significant negative impact against the sustainability objectives although further investigation and mitigation would be required to bring the site forward.

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

| | | | | |
|--|---|---|---|------------------------|
| B/004/009 | Land South Of Lowlands Low Street Leeming Bar North Yorkshire | | | |
| Context: | This is a greenfield site. The site is bounded by a single dwelling to the north and residential development to the south. Low Street is to the west of the site, and green fields to the east. Site ref ALT/B/004/033/E is the east of this site, but also includes this site. | | | |
| Site Area (Ha): | 0.41 | | | |
| 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? | 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 | 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? | Amber | | |
| | 5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land? | Green | | |
| 6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised | 6a) Will the development contain individual / communal site waste facilities / infrastructure? | Neutral | This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity. | Neutral |
| 7. To protect and improve air quality, reduce climate change and reduce the risk of flooding. | 7a) Will the development promote low and zero carbon technologies and renewable sources? | Neutral | This site has a low risk of flooding and development of this site should not increase this risk. | Green |
| | 7b) Will the development have an adverse effect on air quality in the area? | Neutral | | |
| | 7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding? | Green | | |
| | 7d) Will development increase the risk of flooding? | Green | | |
| | 7e) Can any increase in risk of flooding be mitigated? | Neutral | | |
| 8. To maintain and enhance the quality and | 8a) Does the site have a negative impact on the setting of the National Park or AONB? | Green | The site will not have an impact on the setting of a national park or | Green |

| | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|--|-------------|---|-------------------------------------|--|----------------|--|------------------|--|---------|---|-------------------|--|--------------|--|--------------|----------------|-----------------|---------------|-----------------|----------------|---------------|---------------|---|------------|
| <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="673 443 849 517">Town Centre</td> <td data-bbox="849 443 991 517">Red - 3593.06</td> </tr> <tr> <td data-bbox="673 517 849 658">Industrial Estate/ Business Park</td> <td data-bbox="849 517 991 658">Green - 796.77</td> </tr> <tr> <td data-bbox="673 658 849 732">Primary School</td> <td data-bbox="849 658 991 732">Amber - 836.48</td> </tr> <tr> <td data-bbox="673 732 849 806">Secondary School</td> <td data-bbox="849 732 991 806">Red - 4053.14</td> </tr> <tr> <td data-bbox="673 806 849 880">Doctors</td> <td data-bbox="849 806 991 880">Red - 4004.29</td> </tr> <tr> <td data-bbox="673 880 849 954">Convenience Store</td> <td data-bbox="849 880 991 954">Red - 1995.86</td> </tr> <tr> <td data-bbox="673 954 849 1028">Village Hall</td> <td data-bbox="849 954 991 1028">Red - 2145.97</td> </tr> <tr> <td data-bbox="673 1028 849 1102">Play Area</td> <td data-bbox="849 1028 991 1102">Amber - 796.27</td> </tr> <tr> <td data-bbox="673 1102 849 1176">Recreation Area</td> <td data-bbox="849 1102 991 1176">Green - 549.8</td> </tr> <tr> <td data-bbox="673 1176 849 1249">Youth Provision</td> <td data-bbox="849 1176 991 1249">Amber - 793.92</td> </tr> <tr> <td data-bbox="673 1249 849 1312">Outdoor Sport</td> <td data-bbox="849 1249 991 1312">Red - 3847.34</td> </tr> </table> | Town Centre | Red - 3593.06 | Industrial Estate/ Business Park | Green - 796.77 | Primary School | Amber - 836.48 | Secondary School | Red - 4053.14 | Doctors | Red - 4004.29 | Convenience Store | Red - 1995.86 | Village Hall | Red - 2145.97 | Play Area | Amber - 796.27 | Recreation Area | Green - 549.8 | Youth Provision | Amber - 793.92 | Outdoor Sport | Red - 3847.34 | <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 - 3593.06 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Industrial Estate/ Business Park | Green - 796.77 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Primary School | Amber - 836.48 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Secondary School | Red - 4053.14 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Doctors | Red - 4004.29 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Convenience Store | Red - 1995.86 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Village Hall | Red - 2145.97 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Play Area | Amber - 796.27 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Recreation Area | Green - 549.8 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Youth Provision | Amber - 793.92 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Outdoor Sport | Red - 3847.34 | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.</p> | <table border="1"> <tr> <td data-bbox="426 1312 849 1386">10 a) Is the development in a conservation area?</td> <td data-bbox="849 1312 991 1386">Green</td> </tr> <tr> <td data-bbox="426 1386 849 1494">10 b) Would development affect the character and appearance of the conservation area?</td> <td data-bbox="849 1386 991 1494">Green</td> </tr> <tr> <td data-bbox="426 1494 849 1601">10 c) Would development affect the setting and/or significance of a listed building?</td> <td data-bbox="849 1494 991 1601">Green</td> </tr> <tr> <td data-bbox="426 1601 849 1709">10d) Will the development of the site affect non-designated heritage assets?</td> <td data-bbox="849 1601 991 1709">Green</td> </tr> <tr> <td data-bbox="426 1709 849 1816">10e) Would the development affect an important non-designated archaeological site?</td> <td data-bbox="849 1709 991 1816">Amber</td> </tr> <tr> <td data-bbox="426 1816 849 1966">10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?</td> <td data-bbox="849 1816 991 1966">Green</td> </tr> <tr> <td data-bbox="426 1966 849 2033">10g) Will development of the site affect the setting of an</td> <td data-bbox="849 1966 991 2033">Green</td> </tr> </table> | 10 a) Is the development in a conservation area? | Green | 10 b) Would development affect the character and appearance of the conservation area? | Green | 10 c) Would development affect the setting and/or significance of a listed building? | Green | 10d) Will the development of the site affect non-designated heritage assets? | Green | 10e) Would the development affect an important non-designated archaeological site? | Amber | 10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? | Green | 10g) Will development of the site affect the setting of an | Green | <p>This site 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 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 northern approach to Leeming Bar. The site does not have a significant negative impact against the sustainability objectives although further investigation and mitigation would be required to bring the site forward. However, the site is particularly distant from some amenities and services and as such scores poorly against objective nine.

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

| | | | | |
|---|--|---|---|------------------------|
| B/004/010 | Land North and West of 23 Low Street & OS Field 4365 Leases Road Leeming Bar North Yorkshire | | | |
| Context: | This is a greenfield site. The site is bounded by a caravan site to the south, Leases Road to the west, Low Street and site ref B/004/005 to the east. There is a green strip, then the A684 to the north of the site. | | | |
| Site Area (Ha): | 2.94 | | | |
| 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? | 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 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 - 3705.03 | No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Red |
| | | Industrial Estate/ Business Park | Green - 750.05 | | |
| | | Primary School | Amber - 948.45 | | |
| | | Secondary School | Red - 4165.1 | | |
| | | Doctors | Red - 4116.25 | | |
| | | Convenience Store | Red - 2107.83 | | |
| | | Village Hall | Red - 2257.94 | | |
| | | Play Area | Amber - 908.24 | | |
| | | Recreation Area | Amber - 786.99 | | |
| | | Youth Provision | Amber - 905.88 | | |
| | | Outdoor Sport | Red - 3654.4 | | |
| 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 adjacent to the Bedale relief road on the northern approach to Leeming Bar. The site performs poorly against objective 9 and 5 in terms of distance from services and its impact on the settlement pattern as the site would extend employment development into the countryside beyond Leases Road.

| B/004/011 | Land North East Of Ashgrove 89 Bedale Road Aiskew North Yorkshire | | AIB1 | |
|---|---|---|---|------------------------|
| Context: | This is a greenfield site. To the south west of the site is residential development. Bedale Road is to the eastern boundary. Greenfields complete the rest of the boundaries (site refs ALT/B/004/022/H, ALT/B/004/030a/H and B/004/007/H). | | | |
| Site Area (Ha): | 3.27 | | | |
| Sustainability Appraisal Assessment | | | | |
| Sustainability Assessment Objective | Decision Aiding Prompt | Prompt Score | Commentary | Objective Score |
| 1. To protect and enhance biodiversity and geo-diversity. | 1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site? | Green | This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required. | Amber |
| | 1b) Does the site have any biodiversity issues? | Amber | | |
| | 1c) Would the development impact on a local nature reserve? | Green | | |
| | 1d) Are there any Tree Preservation Orders on the site? | Green | | |
| | 1e) Is the development within, or does it impact on, a mineral safeguarding area? | Red | | |
| 2. To protect and enhance water and reduce water consumption | 2a) Is the site within a source protection zone 1, 2 or 3? | Green | The site is not located within a source protection zone. | Green |
| 3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking. | 3a) Are there links to footpaths and cycle routes? | Green | Well served by footpaths, cycle routes and the public transport network. | Green |
| | 3b) Does the site have good connectivity to public transport? | <table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Green</td> </tr> <tr> <td>Train Station</td> </tr> </table> | | |
| Bus Stop | Green | | | |
| Train Station | | | | |
| 4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings | 4a) Will the development re-use brownfield land? | Red | This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required. | Amber |
| | 4b) Is the site potentially subject to contamination or other ground condition issues? | Green | | |
| | 4c) Would there be loss of best and most versatile agricultural land? | Amber | | |

| | | | | |
|--|--|---------|---|---------|
| or brownfield land | | | | |
| 5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials. | 5a) Is there scope to develop or improve green infrastructure links through the development? | Green | 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 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 - 1626.77 | No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Red |
| | | Industrial Estate/ Business Park | Amber - 1447.93 | | |
| | | Primary School | Red - 1625.04 | | |
| | | Secondary School | Red - 2086.85 | | |
| | | Doctors | Red - 2038 | | |
| | | Convenience Store | Red - 2784.42 | | |
| | | Village Hall | Red - 1710.04 | | |
| | | Play Area | Red - 1465.28 | | |
| | | Recreation Area | Red - 1212.64 | | |
| | | Youth Provision | Red - 1161.28 | | |
| | | Outdoor Sport | Red - 1881.05 | | |
| 10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage. | 10 a) Is the development in a conservation area? | Green | This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required. | Amber | |
| | 10 b) Would development affect the character and appearance of the conservation area? | Green | | | |
| | 10 c) Would development affect the setting and/or significance of a listed building? | Green | | | |
| | 10d) Will the development of the site affect non-designated heritage assets? | Amber | | | |
| | 10e) Would the development affect an important non-designated archaeological site? | Amber | | | |
| | 10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? | Green | | | |
| | 10g) Will development of the site affect the setting of an elevated conservation area? | Green | | | |

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

A greenfield site on the north eastern edge of Bedale. The sustainability assessment is mixed; the site has some positive effect against sustainability objectives with further assessment and mitigation required to balance other objectives. However, the site is particularly distant from some amenities and services and as such scores poorly against objective nine.

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

| B/004/012 | Roseleigh 13 Bedale Road Leeming Bar North Yorkshire DL7 9AZ | | | |
|---|---|---|---|------------------------|
| Context: | This site contains a dwelling and curtilage. It is bounded by domestic curtilage to the north east, Bedale Road to the north west, residential development to the south west and open recreational use to the south east. | | | |
| Site Area (Ha): | 0.43 | | | |
| Sustainability Appraisal Assessment | | | | |
| Sustainability Assessment Objective | Decision Aiding Prompt | Prompt Score | Commentary | Objective Score |
| 1. To protect and enhance biodiversity and geo-diversity. | 1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site? | Green | This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required. | Amber |
| | 1b) Does the site have any biodiversity issues? | Amber | | |
| | 1c) Would the development impact on a local nature reserve? | Green | | |
| | 1d) Are there any Tree Preservation Orders on the site? | Green | | |
| | 1e) Is the development within, or does it impact on, a mineral safeguarding area? | 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? | 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? | Red | | |

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

| | | | | | |
|---|---|----------------------------------|---|--|-----|
| landscape and protect the special qualities of the AONB's and National Park. | | | | | |
| 9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves | 9a) Does the site have good connectivity to the following services and facilities? | Town Centre | Red - 2847.36 | No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Red |
| | | Industrial Estate/ Business Park | Green - 510.51 | | |
| | | Primary School | Amber - 410.51 | | |
| | | Secondary School | Red - 3307.43 | | |
| | | Doctors | Red - 3258.58 | | |
| | | Convenience Store | Red - 1569.9 | | |
| | | Village Hall | Red - 1720.01 | | |
| | | Play Area | Green - 250.76 | | |
| | | Recreation Area | Amber - 751.97 | | |
| | | Youth Provision | Green - 248.4 | | |
| | | Outdoor Sport | Red - 3101.64 | | |
| 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? | Green | | | |
| | 10d) Will the development of the site affect non-designated heritage assets? | Amber | | | |
| | 10e) Would the development affect an important non-designated archaeological site? | Amber | | | |
| | 10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? | Green | | | |
| | 10g) Will development of the site affect the setting of an elevated conservation area? | Green | | | |

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

A large garden site within Leeming Bar. The site has a broadly positive impact on the sustainability objectives with some requiring mitigation. However, the site is particularly distant from some amenities and services and as such scores poorly against objective nine.

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

| | | | | | |
|--|--|----------------------|---|------------------------|-----|
| B/004/013 | Land off Willow Drive and Kingfisher Drive Aiskew | | | | |
| Context: | This is a greenfield site. It is bounded by the A684 to the northwest, greenfields to the north east, residential development to the south east and the Wensleydale railway track and agricultural buildings to the south west. A small portion of the south western boundary abuts site ref B/004/017 (greenfield). | | | | |
| Site Area (Ha): | 20.68 | | | | |
| 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 | 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? | 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? | Amber | | |
| | 5c) What is the impact on form and character of a settlement? | Red | | |
| | 5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? | Amber | | |
| | 5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land? | Amber | | |
| 6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised | 6a) Will the development contain individual / communal site waste facilities / infrastructure? | Neutral | This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity. | Neutral |
| 7. To protect and improve air quality, reduce climate change and reduce the risk of flooding. | 7a) Will the development promote low and zero carbon technologies and renewable sources? | Neutral | This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required. | Amber |
| | 7b) Will the development have an adverse effect on air quality in the area? | Neutral | | |
| | 7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding? | Amber | | |
| | 7d) Will development increase the risk of flooding? | Amber | | |
| | 7e) Can any increase in risk of flooding be mitigated? | Amber | | |
| 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 - 1400.9 | No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Red |
| | | Industrial Estate/ Business Park | Red - 1694.87 | | |
| | | Primary School | Red - 1945.2 | | |
| | | Secondary School | Red - 2009.95 | | |
| | | Doctors | Red - 1869.08 | | |
| | | Convenience Store | Red - 4953.26 | | |
| | | Village Hall | Red - 1197.87 | | |
| | | Play Area | Red - 3365.07 | | |
| | | Recreation Area | Amber - 1123.82 | | |
| | | Youth Provision | Amber - 1047.3 | | |
| | | Outdoor Sport | Red - 1316.05 | | |
| 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? | 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 north of Aiskew. Due to its large size on the edge of a settlement this site has a negative effect on several sustainability objectives. It is distant from services, amenities, public transport, and walking and cycling routes so scores poorly against objectives three and nine. Whilst, the size of development would give opportunities for mitigation against these objectives it is its size which prevents mitigation against its impact on settlement form. The site performs poorly against objective 5.

| B/004/014 | Land Between 39 And 41 Northallerton Road Leeming Bar North Yorkshire | | | |
|---|--|---|---|------------------------|
| Context: | The site is a greenfield site. The site is bounded by the Wensleydale railway track to the north, residential development to the west, industrial use to the east and Northallerton Road to the south. | | | |
| Site Area (Ha): | 1.29 | | | |
| Sustainability Appraisal Assessment | | | | |
| Sustainability Assessment Objective | Decision Aiding Prompt | Prompt Score | Commentary | Objective Score |
| 1. To protect and enhance biodiversity and geo-diversity. | 1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site? | Green | This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required. | Amber |
| | 1b) Does the site have any biodiversity issues? | Amber | | |
| | 1c) Would the development impact on a local nature reserve? | Green | | |
| | 1d) Are there any Tree Preservation Orders on the site? | Green | | |
| | 1e) Is the development within, or does it impact on, a mineral safeguarding area? | Red | | |
| 2. To protect and enhance water and reduce water consumption | 2a) Is the site within a source protection zone 1, 2 or 3? | Green | The site is not located within a source protection zone. | Green |
| 3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking. | 3a) Are there links to footpaths and cycle routes? | Amber | Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network. | Amber |
| | 3b) Does the site have good connectivity to public transport? | <table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table> | | |
| Bus Stop | Amber | | | |
| Train Station | | | | |
| 4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings | 4a) Will the development re-use brownfield land? | Red | This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required. | Amber |
| | 4b) Is the site potentially subject to contamination or other ground condition issues? | Green | | |
| | 4c) Would there be loss of best and most versatile agricultural land? | Red | | |

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

| | | | | | |
|---|---|----------------------------------|---|--|-----|
| landscape and protect the special qualities of the AONB's and National Park. | | | | | |
| 9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves | 9a) Does the site have good connectivity to the following services and facilities? | Town Centre | Red - 3446.15 | No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Red |
| | | Industrial Estate/ Business Park | Green - 545.52 | | |
| | | Primary School | Amber - 679.4 | | |
| | | Secondary School | Red - 3906.23 | | |
| | | Doctors | Red - 3857.38 | | |
| | | Convenience Store | Red - 1838.79 | | |
| | | Village Hall | Red - 1988.9 | | |
| | | Play Area | Green - 649.36 | | |
| | | Recreation Area | Amber - 1001.62 | | |
| | | Youth Provision | Green - 647 | | |
| | | Outdoor Sport | Red - 3243.98 | | |
| 10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage. | 10 a) Is the development in a conservation area? | 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: | | | | |

The site is a greenfield site on the north eastern edge of Leeming Bar. The site does not have a significant negative impact against the sustainability objectives although further investigation and mitigation would be required to bring the site forward. However, the site is particularly distant from some amenities and services and as such scores poorly against objective nine.

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

| | | | | | |
|--|--|---|---|------------------------|----------|
| B/004/016 | Land South West Of 70 Bedale Road Aiskew North Yorkshire | | | | |
| Context: | This is a greenfield site. The site is bounded to the north west by residential development and Bedale Road, a caravan site and agricultural building to the north east, the Wensleydale railway track to the south east and green field and agricultural buildings to the south west. | | | | |
| Site Area (Ha): | 2.35 | | | | |
| Sustainability Appraisal Assessment | | | | | |
| Sustainability Assessment Objective | Decision Aiding Prompt | Prompt Score | Commentary | Objective Score | |
| 1. To protect and enhance biodiversity and geo-diversity. | 1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site? | Green | This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required. | Amber | |
| | 1b) Does the site have any biodiversity issues? | Amber | | | |
| | 1c) Would the development impact on a local nature reserve? | Green | | | |
| | 1d) Are there any Tree Preservation Orders on the site? | Green | | | |
| | 1e) Is the development within, or does it impact on, a mineral safeguarding area? | Red | | | |
| 2. To protect and enhance water and reduce water consumption | 2a) Is the site within a source protection zone 1, 2 or 3? | Green | The site is not located within a source protection zone. | Green | |
| 3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking. | 3a) Are there links to footpaths and cycle routes? | Amber | Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network. | Amber | |
| | 3b) Does the site have good connectivity to public transport? | <table border="1"> <tr> <td>Bus Stop</td> <td>Amber</td> </tr> <tr> <td>Train Station</td> <td></td> </tr> </table> | | | Bus Stop |
| Bus Stop | Amber | | | | |
| Train Station | | | | | |
| 4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of | 4a) Will the development re-use brownfield land? | Red | This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required. | Amber | |
| | 4b) Is the site potentially subject to contamination or other ground condition issues? | Green | | | |
| | 4c) Would there be loss of best and most versatile agricultural | Red | | | |

| | | | | |
|--|--|---------|---|---------|
| existing buildings or brownfield land | land? | | | |
| 5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials. | 5a) Is there scope to develop or improve green infrastructure links through the development? | Amber | This site is in a suitable location, given its proposed preferred use and has potential to incorporate mitigation and enhancement measures. Further assessment will be required. | Amber |
| | 5b) Is the site prominent in any significant views towards a settlement? | Green | | |
| | 5c) What is the impact on form and character of a settlement? | Amber | | |
| | 5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? | 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 | 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 - 1611.77 | No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Red |
| | | Industrial Estate/ Business Park | Amber - 1432.93 | | |
| | | Primary School | Red - 2099.11 | | |
| | | Secondary School | Red - 2071.84 | | |
| | | Doctors | Red - 2022.99 | | |
| | | Convenience Store | Red - 3713.9 | | |
| | | Village Hall | Red - 1695.03 | | |
| | | Play Area | Red - 2394.75 | | |
| | | Recreation Area | Red - 1197.64 | | |
| | | Youth Provision | Red - 1146.28 | | |
| | | Outdoor Sport | Red - 1866.05 | | |
| 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: | | | | |

The site is a greenfield site within Aiskew, south of Bedale Road. The site does not have a significant negative impact against the sustainability objectives although further investigation and mitigation would be required to bring the site forward. However, the site is particularly distant from some amenities and services and as such scores poorly against objective nine.

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

| | | | | | |
|--|--|---|---|------------------------|----------|
| B/004/016a | Aiskew Bank Pig Farm, Aiskew House Farm, Jardine House 56, The Old Farmhouse 58 and Land South West | | | | |
| Context: | This is a greenfield site. The site is bounded to the north by residential development and Bedale Road, to the north east by a green field site ref B/004/016 (which, with this site, form part of LDF allocation AB2). To the south east the Wensleydale railway track and to the south west industrial use. This site is includes with allocation AB2, which also includes land to the south west. | | | | |
| Site Area (Ha): | 4.48 | | | | |
| 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? | 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>Amber</td> </tr> <tr> <td>Train Station</td> <td></td> </tr> </table> | | | Bus Stop |
| Bus Stop | Amber | | | | |
| Train Station | | | | | |
| 4. To protect and enhance soils and the most efficient use of land through optimising opportunities for | 4a) Will the development re-use brownfield land? | Red | This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required. | Amber | |
| | 4b) Is the site potentially subject to contamination or other ground condition issues? | Green | | | |
| | 4c) Would there be loss of best | Red | | | |

| | | | | |
|--|--|---------|---|---------|
| the re-use of existing buildings or brownfield land | and most versatile agricultural land? | | | |
| 5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials. | 5a) Is there scope to develop or improve green infrastructure links through the development? | Amber | This site is in a 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 | 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 |

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|---|---------------------------------|---|----------------------------------|--|----------------|--|------------------|--|---------|---|-------------------|------------------------------|--------------|---------------|--|---------------|-----------------|---------------|-----------------|----------------|---------------|---------------|--|---|------------|
| <p>quality and character of the landscape and protect the special qualities of the AONB's and National Park.</p> | <p>National Park or AONB?</p> | | <p>a national park or 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>Town Centre</td> <td>Amber - 1370.53</td> </tr> <tr> <td>Industrial Estate/ Business Park</td> <td>Amber - 1191.69</td> </tr> <tr> <td>Primary School</td> <td>Red - 1857.88</td> </tr> <tr> <td>Secondary School</td> <td>Red - 1830.6</td> </tr> <tr> <td>Doctors</td> <td>Red - 1830.6</td> </tr> <tr> <td>Convenience Store</td> <td>Red - 1698.98</td> </tr> <tr> <td>Village Hall</td> <td>Red - 1191.69</td> </tr> <tr> <td>Play Area</td> <td>Red - 2153.51</td> </tr> <tr> <td>Recreation Area</td> <td>Amber - 956.4</td> </tr> <tr> <td>Youth Provision</td> <td>Amber - 905.04</td> </tr> <tr> <td>Outdoor Sport</td> <td>Red - 1624.81</td> </tr> </table> | Town Centre | Amber - 1370.53 | Industrial Estate/ Business Park | Amber - 1191.69 | Primary School | Red - 1857.88 | Secondary School | Red - 1830.6 | Doctors | Red - 1830.6 | Convenience Store | Red - 1698.98 | Village Hall | Red - 1191.69 | Play Area | Red - 2153.51 | Recreation Area | Amber - 956.4 | Youth Provision | Amber - 905.04 | Outdoor Sport | Red - 1624.81 | | <p>No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.</p> | <p>Red</p> |
| Town Centre | Amber - 1370.53 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Industrial Estate/ Business Park | Amber - 1191.69 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Primary School | Red - 1857.88 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Secondary School | Red - 1830.6 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Doctors | Red - 1830.6 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Convenience Store | Red - 1698.98 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Village Hall | Red - 1191.69 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Play Area | Red - 2153.51 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Recreation Area | Amber - 956.4 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Youth Provision | Amber - 905.04 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Outdoor Sport | Red - 1624.81 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.</p> | <table border="1"> <tr> <td>10 a) Is the development in a conservation area?</td> <td>Green</td> </tr> <tr> <td>10 b) Would development affect the character and appearance of the conservation area?</td> <td>Green</td> </tr> <tr> <td>10 c) Would development affect the setting and/or significance of a listed building?</td> <td>Amber</td> </tr> <tr> <td>10d) Will the development of the site affect non-designated heritage assets?</td> <td>Green</td> </tr> <tr> <td>10e) Would the development affect an important non-designated archaeological site?</td> <td>Amber</td> </tr> <tr> <td>10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?</td> <td>Green</td> </tr> <tr> <td>10g) Will development of the</td> <td>Green</td> </tr> </table> | 10 a) Is the development in a conservation area? | Green | 10 b) Would development affect the character and appearance of the conservation area? | Green | 10 c) Would development affect the setting and/or significance of a listed building? | Amber | 10d) Will the development of the site affect non-designated heritage assets? | Green | 10e) Would the development affect an important non-designated archaeological site? | Amber | 10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? | Green | 10g) Will development of the | Green | | <p>This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.</p> | <p>Amber</p> | | | | | | | | | |
| 10 a) Is the development in a conservation area? | Green | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 b) Would development affect the character and appearance of the conservation area? | Green | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 c) Would development affect the setting and/or significance of a listed building? | Amber | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10d) Will the development of the site affect non-designated heritage assets? | Green | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10e) Would the development affect an important non-designated archaeological site? | Amber | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10f) Will the development of the site affect a Registered Historic Park and Garden or Registered 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: | | | | |

The site is a greenfield site within Aiskew, south of Bedale Road. The site does not have a significant negative impact against the sustainability objectives although further investigation and mitigation would be required to bring the site forward. However, the site is particularly distant from some amenities and services and as such scores poorly against objective nine.

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

| B/004/017 | Land East Of The Covert And Lowfield Back Lane Aiskew North Yorkshire | | | |
|---|--|---|---|------------------------|
| Context: | This is a greenfield site. The site is bounded to the south and east by residential development, to the north by agricultural buildings, and to the west by the Wensleydale railway track. | | | |
| Site Area (Ha): | 0.63 | | | |
| Sustainability Appraisal Assessment | | | | |
| Sustainability Assessment Objective | Decision Aiding Prompt | Prompt Score | Commentary | Objective Score |
| 1. To protect and enhance biodiversity and geo-diversity. | 1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site? | Green | This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required. | Amber |
| | 1b) Does the site have any biodiversity issues? | Amber | | |
| | 1c) Would the development impact on a local nature reserve? | Green | | |
| | 1d) Are there any Tree Preservation Orders on the site? | Green | | |
| | 1e) Is the development within, or does it impact on, a mineral safeguarding area? | Green | | |
| 2. To protect and enhance water and reduce water consumption | 2a) Is the site within a source protection zone 1, 2 or 3? | Green | The site is not located within a source protection zone. | Green |
| 3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking. | 3a) Are there links to footpaths and cycle routes? | Amber | Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network. | Amber |
| | 3b) Does the site have good connectivity to public transport? | <table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table> | | |
| Bus Stop | Amber | | | |
| Train Station | | | | |
| 4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings | 4a) Will the development re-use brownfield land? | Red | This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required. | Amber |
| | 4b) Is the site potentially subject to contamination or other ground condition issues? | Amber | | |
| | 4c) Would there be loss of best and most versatile agricultural land? | Amber | | |

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

| | | | | | |
|---|---|----------------------------------|---|---|-------|
| landscape and protect the special qualities of the AONB's and National Park. | | | | | |
| 9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves | 9a) Does the site have good connectivity to the following services and facilities? | Town Centre | Green - 781.55 | The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Amber |
| | | Industrial Estate/ Business Park | Green - 602.71 | | |
| | | Primary School | Red - 1268.89 | | |
| | | Secondary School | Amber - 1241.62 | | |
| | | Doctors | Amber - 1192.77 | | |
| | | Convenience Store | Red - 4031.58 | | |
| | | Village Hall | Amber - 864.81 | | |
| | | Play Area | Red - 2712.44 | | |
| | | Recreation Area | Amber - 1044.73 | | |
| | | Youth Provision | Green - 285.6 | | |
| Outdoor Sport | Amber - 1035.83 | | | | |
| 10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage. | 10 a) Is the development in a conservation area? | Green | This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required. | Amber | |
| | 10 b) Would development affect the character and appearance of the conservation area? | Amber | | | |
| | 10 c) Would development affect the setting and/or significance of a listed building? | 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 northern edge of Aiskew. The site does not have a significant negative impact against any of the sustainability objectives although further investigation and mitigation would be required to bring the site forward.

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

| | | | | | |
|--|--|----------------------|---|------------------------|-------|
| B/004/018 | Land North East Of 93 Bedale Road Aiskew North Yorkshire | | | | |
| Context: | This is a greenfield site. The site is bounded by Bedale Road to the south east and Wensleydale railway track to the north west boundary. There is a dwelling to the south and site ref B/004/004 and beyond a green buffer to the north is the A6055 and A1(M). | | | | |
| Site Area (Ha): | 0.40 | | | | |
| Sustainability Appraisal Assessment | | | | | |
| Sustainability Assessment Objective | Decision Aiding Prompt | Prompt Score | Commentary | Objective Score | |
| 1. To protect and enhance biodiversity and geo-diversity. | 1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site? | Green | This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required. | Amber | |
| | 1b) Does the site have any biodiversity issues? | Amber | | | |
| | 1c) Would the development impact on a local nature reserve? | Green | | | |
| | 1d) Are there any Tree Preservation Orders on the site? | Green | | | |
| | 1e) Is the development within, or does it impact on, a mineral safeguarding area? | 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 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 | 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 | 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 - 2226.29 | No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Red |
| | | Industrial Estate/ Business Park | Amber - 1040.64 | | |
| | | Primary School | Amber - 940.64 | | |
| | | Secondary School | Red - 2686.37 | | |
| | | Doctors | Red - 2637.52 | | |
| | | Convenience Store | Red - 2100.02 | | |
| | | Village Hall | Red - 2250.14 | | |
| | | Play Area | Amber - 780.88 | | |
| | | Recreation Area | Red - 1282.09 | | |
| | | Youth Provision | Amber - 778.53 | | |
| Outdoor Sport | Red - 2480.57 | | | | |
| 10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage. | 10 a) Is the development in a conservation area? | Green | This site 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, outside of Aiskew adjacent to the A1 at Leeming Bar Services. The site is distant from services and amenities so performs poorly against objective 9. The site is disconnected from any settlements and noise from the motorway would be difficult to mitigated. As such the site also performs poorly against objective 5.

| B/004/020 | OS Field 1500 Leases Road Leeming Bar North Yorkshire | | | |
|---|---|---|---|------------------------|
| Context: | This is a greenfield site. The site is bounded to the south by Exelby service station, the west by the A1(M), the north by a greenfield and to the east by Leases Lane. | | | |
| Site Area (Ha): | 1.02 | | | |
| Sustainability Appraisal Assessment | | | | |
| Sustainability Assessment Objective | Decision Aiding Prompt | Prompt Score | Commentary | Objective Score |
| 1. To protect and enhance biodiversity and geo-diversity. | 1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site? | Green | This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required. | Amber |
| | 1b) Does the site have any biodiversity issues? | Amber | | |
| | 1c) Would the development impact on a local nature reserve? | Green | | |
| | 1d) Are there any Tree Preservation Orders on the site? | 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 or brownfield | 4a) Will the development re-use brownfield land? | Red | This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required. | Amber |
| | 4b) Is the site potentially subject to contamination or other ground condition issues? | Green | | |
| | 4c) Would there be loss of best and most versatile agricultural land? | Amber | | |

| | | | | |
|--|--|---------|---|---------|
| land | | | | |
| 5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials. | 5a) Is there scope to develop or improve green infrastructure links through the development? | Red | This site is in a suitable location, given its proposed preferred use and has potential to incorporate mitigation and enhancement measures. Further assessment will be required. | Amber |
| | 5b) Is the site prominent in any significant views towards a settlement? | Amber | | |
| | 5c) What is the impact on form and character of a settlement? | Amber | | |
| | 5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? | Green | | |
| | 5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land? | Green | | |
| 6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised | 6a) Will the development contain individual / communal site waste facilities / infrastructure? | Neutral | This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity. | Neutral |
| 7. To protect and improve air quality, reduce climate change and reduce the risk of flooding. | 7a) Will the development promote low and zero carbon technologies and renewable sources? | Neutral | This site has a low risk of flooding and development of this site should not increase this risk. | Green |
| | 7b) Will the development have an adverse effect on air quality in the area? | Neutral | | |
| | 7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding? | Amber | | |
| | 7d) Will development increase the risk of flooding? | Green | | |
| | 7e) Can any increase in risk of flooding be mitigated? | Neutral | | |
| 8. To maintain and enhance the quality and character of the 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 - 3954.41 | No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Red |
| | | Industrial Estate/ Business Park | Amber - 1178.23 | | |
| | | Primary School | Red - 1376.63 | | |
| | | Secondary School | Red - 4414.49 | | |
| | | Doctors | Red - 4365.64 | | |
| | | Convenience Store | Green - 220.28 | | |
| | | Village Hall | Red - 2686.12 | | |
| | | Play Area | Red - 1336.42 | | |
| | | Recreation Area | Red - 1215.17 | | |
| | | Youth Provision | Red - 1334.06 | | |
| | | Outdoor Sport | Red - 3763.42 | | |
| 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 | Green | | | |

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

A greenfield employment site north of Leeming Bar, adjacent to petrol filling station. The site does not have a significant negative impact against any of the sustainability objectives although further investigation and mitigation would be required to bring the site forward. Although the site is distant from services and amenities, employment on the site does not have the same impact against this objective as residential would.

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

| | | | | |
|--|---|---|---|------------------------|
| B/004/021 | OS Field 3600 Leases Road Leeming Bar North Yorkshire | | | |
| Context: | The site is a greenfield site. The site is bounded to the north by a green buffer and then agricultural buildings and Roughley Bank, to the south by A684, to west by Leases Lane and east by Low Street. Low Street also runs through the lower third of the site. | | | |
| Site Area (Ha): | 3.61 | | | |
| Sustainability Appraisal Assessment | | | | |
| Sustainability Assessment Objective | Decision Aiding Prompt | Prompt Score | Commentary | Objective Score |
| 1. To protect and enhance biodiversity and geo-diversity. | 1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site? | Green | This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required. | Amber |
| | 1b) Does the site have any biodiversity issues? | Amber | | |
| | 1c) Would the development impact on a local nature reserve? | Green | | |
| | 1d) Are there any Tree Preservation Orders on the site? | Green | | |
| | 1e) Is the development within, or does it impact on, a mineral safeguarding area? | 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 | 4a) Will the development re-use brownfield land? | Red | This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required. | Amber |
| | 4b) Is the site potentially subject to contamination or other ground condition issues? | Green | | |
| | 4c) Would there be loss of best and most versatile agricultural | Red | | |

| | | | | |
|--|--|---------|---|---------|
| existing buildings or brownfield land | land? | | | |
| 5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials. | 5a) Is there scope to develop or improve green infrastructure links through the development? | Amber | This site is in a suitable location, given its proposed preferred use and has potential to incorporate mitigation and enhancement measures. Further assessment will be required. | Amber |
| | 5b) Is the site prominent in any significant views towards a settlement? | Amber | | |
| | 5c) What is the impact on form and character of a settlement? | Amber | | |
| | 5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? | Green | | |
| | 5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land? | Green | | |
| 6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised | 6a) Will the development contain individual / communal site waste facilities / infrastructure? | Neutral | This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity. | Neutral |
| 7. To protect and improve air quality, reduce climate change and reduce the risk of flooding. | 7a) Will the development promote low and zero carbon technologies and renewable sources? | Neutral | This site has a low risk of flooding and development of this site should not increase this risk. | Green |
| | 7b) Will the development have an adverse effect on air quality in the area? | Neutral | | |
| | 7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding? | Amber | | |
| | 7d) Will development increase the risk of flooding? | Green | | |
| | 7e) Can any increase in risk of flooding be mitigated? | Neutral | | |
| 8. To maintain and enhance the quality and | 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 - 3795.46 | No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Red |
| | | Industrial Estate/ Business Park | Amber - 1019.28 | | |
| | | Primary School | Red - 1217.68 | | |
| | | Secondary School | Red - 4255.54 | | |
| | | Doctors | Red - 4206.69 | | |
| | | Convenience Store | Green - 389.77 | | |
| | | Village Hall | Red - 2527.17 | | |
| | | Play Area | Red - 1177.47 | | |
| | | Recreation Area | Amber - 1056.22 | | |
| | | Youth Provision | Red - 1175.11 | | |
| | | Outdoor Sport | Red - 3451.99 | | |
| 10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage. | 10 a) Is the development in a conservation area? | Green | This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required. | Amber | |
| | 10 b) Would development affect the character and appearance of the conservation area? | Green | | | |
| | 10 c) Would development affect the setting and/or significance of a listed building? | Green | | | |
| | 10d) Will the development of the site affect non-designated heritage assets? | Green | | | |
| | 10e) Would the development affect an important non-designated archaeological site? | Amber | | | |
| | 10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? | Green | | | |
| | 10g) Will development of the site affect the setting of an | Green | | | |

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

Large greenfield employment site to the north of Leeming Bar, adjacent to new relief road. The site does not have a significant negative impact against any of the sustainability objectives although further investigation and mitigation would be required to bring the site forward. Although the site is distant from services and amenities, employment on the site does not have the same impact against this objective as residential would.

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

| ALT/B/004/022 | Land Adjacent to Bedale Road, Opposite Crossrunners, Aiskew, Bedale | | | |
|---|--|---|---|------------------------|
| Context: | This is a greenfield site. It is bounded to the south east by Bedale Road, the north east by greenfield, the south by site ref B/004/011/H (greenfield) and to west by site ref ALT/B/004/030a/H (greenfield). | | | |
| Site Area (Ha): | 1.18 | | | |
| Sustainability Appraisal Assessment | | | | |
| Sustainability Assessment Objective | Decision Aiding Prompt | Prompt Score | Commentary | Objective Score |
| 1. To protect and enhance biodiversity and geo-diversity. | 1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site? | Green | This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required. | Amber |
| | 1b) Does the site have any biodiversity issues? | Amber | | |
| | 1c) Would the development impact on a local nature reserve? | Green | | |
| | 1d) Are there any Tree Preservation Orders on the site? | Green | | |
| | 1e) Is the development within, or does it impact on, a mineral safeguarding area? | Red | | |
| 2. To protect and enhance water and reduce water consumption | 2a) Is the site within a source protection zone 1, 2 or 3? | Green | The site is not located within a source protection zone. | Green |
| 3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking. | 3a) Are there links to footpaths and cycle routes? | Amber | Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network. | Amber |
| | 3b) Does the site have good connectivity to public transport? | <table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table> | | |
| Bus Stop | Amber | | | |
| Train Station | | | | |
| 4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings | 4a) Will the development re-use brownfield land? | Red | This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required. | Amber |
| | 4b) Is the site potentially subject to contamination or other ground condition issues? | Green | | |
| | 4c) Would there be loss of best and most versatile agricultural land? | Red | | |

| | | | | |
|--|--|---------|---|---------|
| or brownfield land | | | | |
| 5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials. | 5a) Is there scope to develop or improve green infrastructure links through the development? | Amber | This site is in a suitable location, given its proposed preferred use and has potential to incorporate mitigation and enhancement measures. Further assessment will be required. | Amber |
| | 5b) Is the site prominent in any significant views towards a settlement? | Amber | | |
| | 5c) What is the impact on form and character of a settlement? | Red | | |
| | 5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? | 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 - 1799.16 | No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Red |
| | | Industrial Estate/ Business Park | Amber - 1532.77 | | |
| | | Primary School | Red - 1432.77 | | |
| | | Secondary School | Red - 2259.24 | | |
| | | Doctors | Red - 2210.39 | | |
| | | Convenience Store | Red - 2592.16 | | |
| | | Village Hall | Red - 1882.43 | | |
| | | Play Area | Red - 1273.02 | | |
| | | Recreation Area | Red - 1385.03 | | |
| | | Youth Provision | Red - 1270.66 | | |
| | | Outdoor Sport | Red - 2053.45 | | |
| 10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage. | 10 a) Is the development in a conservation area? | Green | This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required. | Amber | |
| | 10 b) Would development affect the character and appearance of the conservation area? | Green | | | |
| | 10 c) Would development affect the setting and/or significance of a listed building? | Green | | | |
| | 10d) Will the development of the site affect non-designated heritage assets? | Green | | | |
| | 10e) Would the development affect an important non-designated archaeological site? | Amber | | | |
| | 10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? | Green | | | |
| | 10g) Will development of the site affect the setting of an elevated conservation area? | Green | | | |

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

A greenfield site on the north eastern edge of Bedale. The sustainability assessment is mixed; the site has some positive effect against sustainability objectives with further assessment and mitigation required to balance other objectives. However, the site is particularly distant from some amenities and services and as such scores poorly against objective nine. Without site B/004/011 and B/004/007 this site would be too distant from the existing settlement.

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

| ALT/B/004/023 | Land Adjacent to Electricity Substation/Vale of Mowbray, Leases Road, Leeming Bar | | | |
|---|---|---|---|------------------------|
| Context: | This is a greenfield site. The site is bounded by residential development and agricultural buildings to the west, site ref ALT/B/004/033/E (greenfield) to north and east, and Wensleydale railway track to the south east. | | | |
| Site Area (Ha): | 1.71 | | | |
| Sustainability Appraisal Assessment | | | | |
| Sustainability Assessment Objective | Decision Aiding Prompt | Prompt Score | Commentary | Objective Score |
| 1. To protect and enhance biodiversity and geo-diversity. | 1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site? | Green | This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required. | Amber |
| | 1b) Does the site have any biodiversity issues? | Amber | | |
| | 1c) Would the development impact on a local nature reserve? | Green | | |
| | 1d) Are there any Tree Preservation Orders on the site? | Green | | |
| | 1e) Is the development within, or does it impact on, a mineral safeguarding area? | Red | | |
| 2. To protect and enhance water and reduce water consumption | 2a) Is the site within a source protection zone 1, 2 or 3? | Green | The site is not located within a source protection zone. | Green |
| 3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking. | 3a) Are there links to footpaths and cycle routes? | Amber | Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network. | Amber |
| | 3b) Does the site have good connectivity to public transport? | <table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table> | | |
| Bus Stop | Amber | | | |
| Train Station | | | | |
| 4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings | 4a) Will the development re-use brownfield land? | Red | This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required. | Amber |
| | 4b) Is the site potentially subject to contamination or other ground condition issues? | Green | | |
| | 4c) Would there be loss of best and most versatile agricultural land? | Red | | |

| | | | | |
|--|--|---------|---|---------|
| or brownfield land | | | | |
| 5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials. | 5a) Is there scope to develop or improve green infrastructure links through the development? | Amber | This site is in a suitable location, given its proposed preferred use and has potential to incorporate mitigation and enhancement measures. Further assessment will be required. | Amber |
| | 5b) Is the site prominent in any significant views towards a settlement? | 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? | Amber | | |
| | 7d) Will development increase the risk of flooding? | Green | | |
| | 7e) Can any increase in risk of flooding be mitigated? | Neutral | | |
| 8. To maintain and enhance the quality and character of the | 8a) Does the site have a negative impact on the setting of the National Park or AONB? | Green | The site will not have an impact on the setting of a national park or AONB. | Green |

| | | | | | |
|---|---|----------------------------------|---|--|-----|
| landscape and protect the special qualities of the AONB's and National Park. | | | | | |
| 9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves | 9a) Does the site have good connectivity to the following services and facilities? | Town Centre | Red - 3511.06 | No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Red |
| | | Industrial Estate/ Business Park | Green - 610.43 | | |
| | | Primary School | Amber - 744.31 | | |
| | | Secondary School | Red - 3971.13 | | |
| | | Doctors | Red - 3922.28 | | |
| | | Convenience Store | Red - 1903.69 | | |
| | | Village Hall | Red - 2053.8 | | |
| | | Play Area | Green - 714.27 | | |
| | | Recreation Area | Amber - 1066.53 | | |
| | | Youth Provision | Green - 711.91 | | |
| | | Outdoor Sport | Red - 3476.06 | | |
| 10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage. | 10 a) Is the development in a conservation area? | Green | This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required. | Amber | |
| | 10 b) Would development affect the character and appearance of the conservation area? | Green | | | |
| | 10 c) Would development affect the setting and/or significance of a listed building? | Green | | | |
| | 10d) Will the development of the site affect non-designated heritage assets? | Green | | | |
| | 10e) Would the development affect an important non-designated archaeological site? | Amber | | | |
| | 10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? | Green | | | |
| | 10g) Will development of the site affect the setting of an 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 employment site north of the rail line in Leeming Bar. The site does not have a significant negative impact against any of the sustainability objectives although further investigation and mitigation would be required to bring the site forward. Although the site is distant from services and amenities, employment on the site does not have the same impact against this objective as residential would. The site performs adequately against the sustainability objectives but there are some issues that need addressing.

| ALT/B/004/0 24 | Land at Fairview Gardens, 78 Bedale Road, Aiskew, North Yorkshire | | | |
|---|--|---|---|-------|
| Context: | This is a greenfield site. The site bounds residential development to the south west and north east. Bedale Road is to the north west and Wensleydale railway track to the south east. | | | |
| Site Area (Ha): | 0.34 | | | |
| Sustainability Appraisal Assessment | | | | |
| Sustainability Assessment Objective | Decision Aiding Prompt | Prompt Score | Objective Score | |
| 1. To protect and enhance biodiversity and geo-diversity. | 1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site? | Green | This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required. | |
| | 1b) Does the site have any biodiversity issues? | Amber | | |
| | 1c) Would the development impact on a local nature reserve? | Green | | |
| | 1d) Are there any Tree Preservation Orders on the site? | Green | | |
| | 1e) Is the development within, or does it impact on, a mineral safeguarding area? | Red | | |
| 2. To protect and enhance water and reduce water consumption | 2a) Is the site within a source protection zone 1, 2 or 3? | Green | The site is not located within a source protection zone. | Green |
| 3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking. | 3a) Are there links to footpaths and cycle routes? | Amber | Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network. | Amber |
| | 3b) Does the site have good connectivity to public transport? | <table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table> | | |
| Bus Stop | Amber | | | |
| Train Station | | | | |
| 4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings | 4a) Will the development re-use brownfield land? | Red | This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required. | Amber |
| | 4b) Is the site potentially subject to contamination or other ground condition issues? | Green | | |
| | 4c) Would there be loss of best and most versatile agricultural land? | Red | | |

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

| | | | | | |
|---|---|----------------------------------|---|--|-----|
| landscape and protect the special qualities of the AONB's and National Park. | | | | | |
| 9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves | 9a) Does the site have good connectivity to the following services and facilities? | Town Centre | Red - 1694.81 | No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Red |
| | | Industrial Estate/ Business Park | Amber - 1515.97 | | |
| | | Primary School | Red - 1478.01 | | |
| | | Secondary School | Red - 2154.88 | | |
| | | Doctors | Red - 2106.03 | | |
| | | Convenience Store | Red - 2637.4 | | |
| | | Village Hall | Red - 1778.07 | | |
| | | Play Area | Red - 1318.26 | | |
| | | Recreation Area | Red - 1280.68 | | |
| | | Youth Provision | Red - 1229.31 | | |
| | | Outdoor Sport | Red - 1949.09 | | |
| 10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage. | 10 a) Is the development in a conservation area? | Green | This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required. | Amber | |
| | 10 b) Would development affect the character and appearance of the conservation area? | Green | | | |
| | 10 c) Would development affect the setting and/or significance of a listed building? | Green | | | |
| | 10d) Will the development of the site affect non-designated heritage assets? | Green | | | |
| | 10e) Would the development affect an important non-designated archaeological site? | Amber | | | |
| | 10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? | Green | | | |
| | 10g) Will development of the site affect the setting of an elevated conservation area? | Green | | | |

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

A small greenfield site along Bedale Road at the north east approach to Aiskew. The site does not have a significant negative impact against the sustainability objectives although further investigation and mitigation would be required to bring the site forward. However, the site is particularly distant from some amenities and services and as such scores poorly against objective nine.

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

| ALT/B/004/025 | Land To The East Of Willow Gardens, Leeming Bar, North Yorkshire | | | |
|---|---|---|---|------------------------|
| Context: | This is a greenfield site. There is residential development to the west and south, site ref ALT/B/004/033/E (greenfield) to the north and east. | | | |
| Site Area (Ha): | 0.29 | | | |
| Sustainability Appraisal Assessment | | | | |
| Sustainability Assessment Objective | Decision Aiding Prompt | Prompt Score | Commentary | Objective Score |
| 1. To protect and enhance biodiversity and geo-diversity. | 1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site? | Green | This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required. | Amber |
| | 1b) Does the site have any biodiversity issues? | Amber | | |
| | 1c) Would the development impact on a local nature reserve? | Green | | |
| | 1d) Are there any Tree Preservation Orders on the site? | Green | | |
| | 1e) Is the development within, or does it impact on, a mineral safeguarding area? | 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 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? | Green | | |
| | 5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? | Amber | | |
| | 5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land? | Amber | | |
| 6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised | 6a) Will the development contain individual / communal site waste facilities / infrastructure? | Neutral | This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity. | Neutral |
| 7. To protect and improve air quality, reduce climate change and reduce the risk of flooding. | 7a) Will the development promote low and zero carbon technologies and renewable sources? | Neutral | This site has a low risk of flooding and development of this site should not increase this risk. | Green |
| | 7b) Will the development have an adverse effect on air quality in the area? | Neutral | | |
| | 7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding? | Green | | |
| | 7d) Will development increase the risk of flooding? | Green | | |
| | 7e) Can any increase in risk of flooding be mitigated? | Neutral | | |
| 8. To maintain and enhance the quality and character of the 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 - 3493.64 | No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Red |
| | | Industrial Estate/ Business Park | Green - 755.61 | | |
| | | Primary School | Amber - 737.06 | | |
| | | Secondary School | Red - 3953.72 | | |
| | | Doctors | Red - 3904.87 | | |
| | | Convenience Store | Red - 1896.44 | | |
| | | Village Hall | Red - 2046.55 | | |
| | | Play Area | Green - 696.85 | | |
| | | Recreation Area | Green - 450.38 | | |
| | | Youth Provision | Green - 694.5 | | |
| | | Outdoor Sport | Red - 3747.92 | | |
| 10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage. | 10 a) Is the development in a conservation area? | Green | This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required. | Amber | |
| | 10 b) Would development affect the character and appearance of the conservation area? | Green | | | |
| | 10 c) Would development affect the setting and/or significance of a listed building? | Green | | | |
| | 10d) Will the development of the site affect non-designated heritage assets? | 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: | | | | |

Small greenfield site behind properties along Low Street. The site does not have a significant negative impact against the sustainability objectives although further investigation and mitigation would be required to bring the site forward. However, the site is particularly distant from some amenities and services and as such scores poorly against objective nine.

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

| ALT/B/004/030 | Land East of Back Lane, North of Wilbert Farms, Bedale, North Yorkshire | | | | |
|---|---|----------------------|---|------------------------|-----|
| Context: | This is a greenfield site. It is surrounded to the south and east by sites ref ALT/B/004/022/H, B/004/011/H, B/004/007/H (all greenfield) and to the north by greenfields, and to the west by Sandhill and Back Lane. | | | | |
| Site Area (Ha): | 5.43 | | | | |
| Sustainability Appraisal Assessment | | | | | |
| Sustainability Assessment Objective | Decision Aiding Prompt | Prompt Score | Commentary | Objective Score | |
| 1. To protect and enhance biodiversity and geo-diversity. | 1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site? | Green | This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required. | Amber | |
| | 1b) Does the site have any biodiversity issues? | Amber | | | |
| | 1c) Would the development impact on a local nature reserve? | Green | | | |
| | 1d) Are there any Tree Preservation Orders on the site? | Green | | | |
| | 1e) Is the development within, or does it impact on, a mineral safeguarding area? | Red | | | |
| 2. To protect and enhance water and reduce water consumption | 2a) Is the site within a source protection zone 1, 2 or 3? | Green | The site is not located within a source protection zone. | Green | |
| 3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking. | 3a) Are there links to footpaths and cycle routes? | Red | Poor or no links to footpaths, cycle routes and the public transport network. | Red | |
| | 3b) Does the site have good connectivity to public transport? | Bus Stop | | | Red |
| | | Train Station | | | |
| 4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings | 4a) Will the development re-use brownfield land? | Red | This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required. | Amber | |
| | 4b) Is the site potentially subject to contamination or other ground condition issues? | Green | | | |
| | 4c) Would there be loss of best and most versatile agricultural land? | Amber | | | |

| | | | | |
|--|--|---------|---|---------|
| or brownfield land | | | | |
| 5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials. | 5a) Is there scope to develop or improve green infrastructure links through the development? | Amber | This site is in a highly sensitive location, where harm caused by development cannot be mitigated. | Red |
| | 5b) Is the site prominent in any significant views towards a settlement? | 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 - 1920.13 | No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Red |
| | | Industrial Estate/ Business Park | Red - 1741.29 | | |
| | | Primary School | Red - 2407.47 | | |
| | | Secondary School | Red - 2380.2 | | |
| | | Doctors | Red - 2331.35 | | |
| | | Convenience Store | Red - 3862.86 | | |
| | | Village Hall | Red - 2003.39 | | |
| | | Play Area | Red - 2543.72 | | |
| | | Recreation Area | Amber - 940.44 | | |
| | | Youth Provision | Red - 1454.63 | | |
| Outdoor Sport | Red - 2174.41 | | | | |
| 10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage. | 10 a) Is the development in a conservation area? | Green | This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required. | Amber | |
| | 10 b) Would development affect the character and appearance of the conservation area? | Green | | | |
| | 10 c) Would development affect the setting and/or significance of a listed building? | Green | | | |
| | 10d) Will the development of the site affect non-designated heritage assets? | Green | | | |
| | 10e) Would the development affect an important non-designated archaeological site? | Amber | | | |
| | 10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? | Green | | | |
| | 10g) Will development of the site affect the setting of an elevated conservation area? | Green | | | |

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

A greenfield site on the north eastern edge of Bedale. The sustainability assessment is mixed; the site has some positive effect against sustainability objectives with further assessment and mitigation required to balance other objectives. The site performs poorly against objective 3, 5 and 9 and the site is distance from services, amenities, sustainable forms of transport and its impact on the settlement pattern due to it being disconnected from the existing settlement. Mitigation is only appropriate if the site is brought forward with other sites adjacent.

| ALT/B/004/030a | Land East of Back Lane, North of Wilbert Farms, Bedale, North Yorkshire * | | | | |
|--|---|---------------------|---|------------------------|-----|
| Context: | This is a greenfield site. It is surrounded to the south and east by sites ref ALT/B/004/022/H, B/004/011/H, B/004/007/H (all greenfield) and to the north by ALT/B/004/030 (greenfield) which this site is part of, and to the west by Sandhill and Back Lane. | | | | |
| Site Area (Ha): | 1.78 | | | | |
| Sustainability Appraisal Assessment | | | | | |
| Sustainability Assessment Objective | Decision Aiding Prompt | Prompt Score | Commentary | Objective Score | |
| 1. To protect and enhance biodiversity and geo-diversity. | 1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site? | Green | This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required. | Amber | |
| | 1b) Does the site have any biodiversity issues? | Amber | | | |
| | 1c) Would the development impact on a local nature reserve? | Green | | | |
| | 1d) Are there any Tree Preservation Orders on the site? | Green | | | |
| | 1e) Is the development within, or does it impact on, a mineral safeguarding area? | Red | | | |
| 2. To protect and enhance water and reduce water consumption | 2a) Is the site within a source protection zone 1, 2 or 3? | Green | The site is not located within a source protection zone. | Green | |
| 3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking. | 3a) Are there links to footpaths and cycle routes? | Red | Poor or no links to footpaths, cycle routes and the public transport network. | Red | |
| | 3b) Does the site have good connectivity to public transport? | Bus Stop | | | Red |
| | | Train Station | | | 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 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 | 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 - 1846.56 | No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Red |
| | | Industrial Estate/ Business Park | Red - 1667.72 | | |
| | | Primary School | Red - 2333.9 | | |
| | | Secondary School | Red - 2306.63 | | |
| | | Doctors | Red - 2257.78 | | |
| | | Convenience Store | Red - 3964.17 | | |
| | | Village Hall | Red - 1929.82 | | |
| | | Play Area | Red - 2645.03 | | |
| | | Recreation Area | Amber - 866.88 | | |
| | | Youth Provision | Red - 1381.07 | | |
| Outdoor Sport | Red - 2100.84 | | | | |
| 10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage. | 10 a) Is the development in a conservation area? | Green | This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required. | Amber | |
| | 10 b) Would development affect the character and appearance of the conservation area? | Green | | | |
| | 10 c) Would development affect the setting and/or significance of a listed building? | Green | | | |
| | 10d) Will the development of the site affect non-designated heritage assets? | Green | | | |
| | 10e) Would the development affect an important non-designated archaeological site? | Amber | | | |
| | 10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? | Green | | | |
| | 10g) Will development of the site affect the setting of an | Green | | | |

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

A greenfield site on the north eastern edge of Bedale. The sustainability assessment is mixed; the site has some positive effect against sustainability objectives with further assessment and mitigation required to balance other objectives. The site performs poorly against objective 3, 5 and 9 and the site is distance from services, amenities, sustainable forms of transport and its impact on the settlement pattern due to it being disconnected from the existing settlement. Mitigation is only appropriate if the site is brought forward with other sites adjacent.

| ALT/B/004/031 | Land South of Roughley Corner Farm, North of Relief Road, Aiskew, Bedale, North Yorkshire | | | | |
|---|---|----------------------|---|------------------------|-----|
| Context: | The site is a greenfield site. To the west of the site is site ref B/004/021/E (greenfield), to the north greenfield and agricultural buildings. Roughley Bank curves around the east and south boundary. | | | | |
| Site Area (Ha): | 0.53 | | | | |
| 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? | Red | | | |
| 2. To protect and enhance water and reduce water consumption | 2a) Is the site within a source protection zone 1, 2 or 3? | Green | The site is not located within a source protection zone. | Green | |
| 3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking. | 3a) Are there links to footpaths and cycle routes? | Red | Poor or no links to footpaths, cycle routes and the public transport network. | Red | |
| | 3b) Does the site have good connectivity to public transport? | Bus Stop | | | Red |
| | | Train Station | | | |
| 4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings | 4a) Will the development re-use brownfield land? | Red | This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required. | Amber | |
| | 4b) Is the site potentially subject to contamination or other ground condition issues? | Green | | | |
| | 4c) Would there be loss of best and most versatile agricultural land? | Red | | | |

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

| | | | | | |
|---|---|----------------------------------|---|--|-----|
| landscape and protect the special qualities of the AONB's and National Park. | | | | | |
| 9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves | 9a) Does the site have good connectivity to the following services and facilities? | Town Centre | Red - 3997.78 | No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Red |
| | | Industrial Estate/ Business Park | Amber - 1221.6 | | |
| | | Primary School | Red - 1420 | | |
| | | Secondary School | Red - 4457.86 | | |
| | | Doctors | Red - 4409.01 | | |
| | | Convenience Store | Red - 2579.38 | | |
| | | Village Hall | Red - 2729.49 | | |
| | | Play Area | Red - 1379.79 | | |
| | | Recreation Area | Red - 1258.54 | | |
| | | Youth Provision | Red - 1377.43 | | |
| | | Outdoor Sport | Red - 3344.16 | | |
| 10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage. | 10 a) Is the development in a conservation area? | Green | This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required. | Amber | |
| | 10 b) Would development affect the character and appearance of the conservation area? | Green | | | |
| | 10 c) Would development affect the setting and/or significance of a listed building? | Green | | | |
| | 10d) Will the development of the site affect non-designated heritage assets? | Green | | | |
| | 10e) Would the development affect an important non-designated archaeological site? | Amber | | | |
| | 10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? | Green | | | |
| | 10g) Will development of the site affect the setting of an elevated conservation area? | Green | | | |

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

A small greenfield site north of Leeming Bar, north of relief road. The site is some distance from the Leeming Bar and as such performs poorly against objective three and nine, access to sustainable forms of transport and services. However, the site is proposed for employment and adjacent to other proposed employment use which will allow for mitigation through improved transport connections. The site performs adequately against the sustainability objectives but there are some issues that need addressing.

| | | | | | |
|--|---|----------------------|---|------------------------|-----|
| ALT/B/004/033 | Land at Aiskew Moor, Adjacent to Wensleydale Railway, Leeming Bar, Bedale, North Yorkshire | | | | |
| Context: | This is a greenfield site. The boundary running from the south western corner in a north easterly direction runs along the Wensleydale railway track. The curving northern boundary follows the A684, and the western boundary follows Low Lane and residential development. The site also includes a smaller parcel of site ref B/004/009 (greenfield) and ALT/B/004/023/E (greenfield). | | | | |
| Site Area (Ha): | 31.10 | | | | |
| 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 | 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 | 4a) Will the development re-use brownfield land? | Red | This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required. | Amber | |
| | 4b) Is the site potentially subject to contamination or other ground condition issues? | Green | | | |
| | 4c) Would there be loss of best | Red | | | |

| | | | | |
|--|--|---------|---|---------|
| the re-use of existing buildings or brownfield land | and most versatile agricultural land? | | | |
| 5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials. | 5a) Is there scope to develop or improve green infrastructure links through the development? | Amber | This site is in a suitable location, given its proposed preferred use and has potential to incorporate mitigation and enhancement measures. Further assessment will be required. | Amber |
| | 5b) Is the site prominent in any significant views towards a settlement? | Red | | |
| | 5c) What is the impact on form and character of a settlement? | Red | | |
| | 5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? | Amber | | |
| | 5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land? | Amber | | |
| 6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised | 6a) Will the development contain individual / communal site waste facilities / infrastructure? | Neutral | This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity. | Neutral |
| 7. To protect and improve air quality, reduce climate change and reduce the risk of flooding. | 7a) Will the development promote low and zero carbon technologies and renewable sources? | Neutral | This site 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 - 4537.98 | No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Red |
| | | Industrial Estate/ Business Park | Red - 1697.82 | | |
| | | Primary School | Red - 1896.21 | | |
| | | Secondary School | Red - 4998.06 | | |
| | | Doctors | Red - 4949.21 | | |
| | | Convenience Store | Red - 1192.86 | | |
| | | Village Hall | Red - 2938.68 | | |
| | | Play Area | Red - 1856 | | |
| | | Recreation Area | Red - 1734.76 | | |
| | | Youth Provision | Red - 1853.65 | | |
| Outdoor Sport | Red - 3036.33 | | | | |
| 10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage. | 10 a) Is the development in a conservation area? | Green | This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required. | Amber | |
| | 10 b) Would development affect the character and appearance of the conservation area? | Green | | | |
| | 10 c) Would development affect the setting and/or significance of a listed building? | Green | | | |
| | 10d) Will the development of the site affect non-designated heritage assets? | Green | | | |
| | 10e) Would the development affect an important non-designated archaeological site? | Amber | | | |
| | 10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? | Green | | | |
| | 10g) Will development of the | Green | | | |

| | | | | |
|--|---|---------|---|---------|
| | site affect the setting of an elevated conservation area? | | | |
| | 10h) Would development affect the setting of a Scheduled Ancient Monument? | Green | | |
| 11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs. | 11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people? | Neutral | The objective is not applicable as the site is only being considered for 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 significant greenfield site to the north of Leeming Bar. Due to its edge of settlement location the site performs poorly against objective three and nine, access to sustainable forms of transport and services. However, the site is proposed for employment and is large which will allow for mitigation through improved transport connections.

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

| | | | | | |
|--|---|---|---|------------------------|----------|
| ALT/B/004/033a | Land at Aiskew Moor, Adjacent to Wensleydale Railway, Leeming Bar, Bedale, | | LEB3 | | |
| Context: | This is a greenfield site. The boundary running from the south western corner in a north easterly direction runs along the Wensleydale railway track. The curving northern boundary follows the A684, and the western boundary follows Low Lane and residential development. The site also includes a smaller parcel of site ref B/004/009 (greenfield) and ALT/B/004/023/E (greenfield). | | | | |
| Site Area (Ha): | 20.65 | | | | |
| Sustainability Appraisal Assessment | | | | | |
| Sustainability Assessment Objective | Decision Aiding Prompt | Prompt Score | Commentary | Objective Score | |
| 1. To protect and enhance biodiversity and geo-diversity. | 1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site? | Green | This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required. | Amber | |
| | 1b) Does the site have any biodiversity issues? | Amber | | | |
| | 1c) Would the development impact on a local nature reserve? | Green | | | |
| | 1d) Are there any Tree Preservation Orders on the site? | Green | | | |
| | 1e) Is the development within, or does it impact on, a mineral safeguarding area? | Red | | | |
| 2. To protect and enhance water and reduce water consumption | 2a) Is the site within a source protection zone 1, 2 or 3? | Green | The site is not located within a source protection zone. | Green | |
| 3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking. | 3a) Are there links to footpaths and cycle routes? | Amber | Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network. | Amber | |
| | 3b) Does the site have good connectivity to public transport? | <table border="1"> <tr> <td>Bus Stop</td> <td>Amber</td> </tr> <tr> <td>Train Station</td> <td></td> </tr> </table> | | | Bus Stop |
| Bus Stop | Amber | | | | |
| Train Station | | | | | |
| 4. To protect and enhance soils and the most efficient use of land through optimising opportunities for | 4a) Will the development re-use brownfield land? | Red | This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required. | Amber | |
| | 4b) Is the site potentially subject to contamination or other ground condition issues? | Green | | | |
| | 4c) Would there be loss of best | Red | | | |

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

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|--|---------------------------------|---|----------------------------------|--|----------------|--|------------------|--|---------|---|-------------------|------------------------------|--------------|-----------------|--|-----------------|-----------------|----------------|-----------------|-----------------|---------------|---------------|--|--|--------------|
| <p>quality and character of the landscape and protect the special qualities of the AONB's and National Park.</p> | <p>National Park or AONB?</p> | | <p>a national park or 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>Town Centre</td> <td>Red - 3831.05</td> </tr> <tr> <td>Industrial Estate/ Business Park</td> <td>Amber - 1034.77</td> </tr> <tr> <td>Primary School</td> <td>Amber - 1074.47</td> </tr> <tr> <td>Secondary School</td> <td>Red - 4291.13</td> </tr> <tr> <td>Doctors</td> <td>Red - 4291.13</td> </tr> <tr> <td>Convenience Store</td> <td>Amber - 632.73</td> </tr> <tr> <td>Village Hall</td> <td>Amber - 1034.77</td> </tr> <tr> <td>Play Area</td> <td>Amber - 1034.26</td> </tr> <tr> <td>Recreation Area</td> <td>Amber - 787.79</td> </tr> <tr> <td>Youth Provision</td> <td>Amber - 1031.91</td> </tr> <tr> <td>Outdoor Sport</td> <td>Red - 4085.33</td> </tr> </table> | Town Centre | Red - 3831.05 | Industrial Estate/ Business Park | Amber - 1034.77 | Primary School | Amber - 1074.47 | Secondary School | Red - 4291.13 | Doctors | Red - 4291.13 | Convenience Store | Amber - 632.73 | Village Hall | Amber - 1034.77 | Play Area | Amber - 1034.26 | Recreation Area | Amber - 787.79 | Youth Provision | Amber - 1031.91 | Outdoor Sport | Red - 4085.33 | | <p>The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.</p> | <p>Amber</p> |
| Town Centre | Red - 3831.05 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Industrial Estate/ Business Park | Amber - 1034.77 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Primary School | Amber - 1074.47 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Secondary School | Red - 4291.13 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Doctors | Red - 4291.13 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Convenience Store | Amber - 632.73 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Village Hall | Amber - 1034.77 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Play Area | Amber - 1034.26 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Recreation Area | Amber - 787.79 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Youth Provision | Amber - 1031.91 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Outdoor Sport | Red - 4085.33 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.</p> | <table border="1"> <tr> <td>10 a) Is the development in a conservation area?</td> <td>Green</td> </tr> <tr> <td>10 b) Would development affect the character and appearance of the conservation area?</td> <td>Green</td> </tr> <tr> <td>10 c) Would development affect the setting and/or significance of a listed building?</td> <td>Green</td> </tr> <tr> <td>10d) Will the development of the site affect non-designated heritage assets?</td> <td>Green</td> </tr> <tr> <td>10e) Would the development affect an important non-designated archaeological site?</td> <td>Amber</td> </tr> <tr> <td>10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?</td> <td>Green</td> </tr> <tr> <td>10g) Will development of the</td> <td>Green</td> </tr> </table> | 10 a) Is the development in a conservation area? | Green | 10 b) Would development affect the character and appearance of the conservation area? | Green | 10 c) Would development affect the setting and/or significance of a listed building? | Green | 10d) Will the development of the site affect non-designated heritage assets? | Green | 10e) Would the development affect an important non-designated archaeological site? | Amber | 10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? | Green | 10g) Will development of the | 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 Park and Garden or Registered Battlefield? | Green | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10g) Will development of the | Green | | | | | | | | | | | | | | | | | | | | | | | | | | |

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

Western portion of site ALT/B/004/031, a greenfield site to the north of Leeming Bar. Due to its edge of settlement location the site performs poorly against objective three and nine, access to sustainable forms of transport and services. However, the site is proposed for employment and is large which will allow for mitigation through improved transport connections.

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

| ALT/B/004/033b | Land at Aiskew Moor, Adjacent to Wensleydale Railway, Leeming Bar, Bedale, | | SAFEGUARD (Lbar Ext) | | |
|---|--|----------------------|-----------------------------|---|------------------------|
| Context: | This is a greenfield site, with Wensleydale Railway line running along the southern boundary to the eastern corner of the site. Northallerton Road runs along the northern boundary of the site. To the west of the site is site ref ALT/B/004/033a. | | | | |
| Site Area (Ha): | 9.99 | | | | |
| 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 | 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 | 4a) Will the development re-use brownfield land? | | Red | This site has potential with mitigation and enhancement measures to come forward. Further assessment will | Amber |
| | 4b) Is the site potentially subject to contamination or other ground condition issues? | | Green | | |

| | | | | |
|--|--|---------|---|---------|
| optimising opportunities for the re-use of existing buildings or brownfield land | 4c) Would there be loss of best and most versatile agricultural land? | Red | be required. | |
| 5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials. | 5a) Is there scope to develop or improve green infrastructure links through the development? | Amber | This site is in a highly sensitive location, where harm caused by development cannot be mitigated. | Red |
| | 5b) Is the site prominent in any significant views towards a settlement? | Red | | |
| | 5c) What is the impact on form and character of a settlement? | Red | | |
| | 5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? | 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? | Amber | | |
| | 7d) Will development increase the risk of flooding? | Green | | |
| | 7e) Can any increase in risk of flooding be mitigated? | Neutral | | |

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|--|---|--|--|---------------|---|---------------|---|---------------|---|---------------|---|--------------|--------------|--|--------------|---------------|-----------------|--------------|-----------------|---------------|---------------|---------------|--|---|------------|
| <p>8. To maintain and enhance the quality and character of the landscape and protect the special qualities of the AONB's and National Park.</p> | <p>8a) Does the site have a negative impact on the setting of the National Park or AONB?</p> | | <p>Green</p> | <p>The site will not have an impact on the setting of a national park or AONB.</p> | <p>Green</p> | | | | | | | | | | | | | | | | | | | | | | |
| <p>9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves</p> | <p>9a) Does the site have good connectivity to the following services and facilities?</p> | <table border="1"> <tr> <td data-bbox="673 555 849 622">Town Centre</td> <td data-bbox="849 555 991 622">Red - 5210.38</td> </tr> <tr> <td data-bbox="673 622 849 768">Industrial Estate/ Business Park</td> <td data-bbox="849 622 991 768">Red - 2309.75</td> </tr> <tr> <td data-bbox="673 768 849 835">Primary School</td> <td data-bbox="849 768 991 835">Red - 2443.63</td> </tr> <tr> <td data-bbox="673 835 849 902">Secondary School</td> <td data-bbox="849 835 991 902">Red - 5670.46</td> </tr> <tr> <td data-bbox="673 902 849 969">Doctors</td> <td data-bbox="849 902 991 969">Red - 5621.61</td> </tr> <tr> <td data-bbox="673 969 849 1037">Convenience Store</td> <td data-bbox="849 969 991 1037">Red - 1943.4</td> </tr> <tr> <td data-bbox="673 1037 849 1104">Village Hall</td> <td data-bbox="849 1037 991 1104">Red - 2615.96</td> </tr> <tr> <td data-bbox="673 1104 849 1171">Play Area</td> <td data-bbox="849 1104 991 1171">Red - 2413.59</td> </tr> <tr> <td data-bbox="673 1171 849 1238">Recreation Area</td> <td data-bbox="849 1171 991 1238">Red - 2485.3</td> </tr> <tr> <td data-bbox="673 1238 849 1305">Youth Provision</td> <td data-bbox="849 1238 991 1305">Red - 2411.24</td> </tr> <tr> <td data-bbox="673 1305 849 1373">Outdoor Sport</td> <td data-bbox="849 1305 991 1373">Red - 2713.61</td> </tr> </table> | Town Centre | Red - 5210.38 | Industrial Estate/ Business Park | Red - 2309.75 | Primary School | Red - 2443.63 | Secondary School | Red - 5670.46 | Doctors | Red - 5621.61 | Convenience Store | Red - 1943.4 | Village Hall | Red - 2615.96 | Play Area | Red - 2413.59 | Recreation Area | Red - 2485.3 | Youth Provision | Red - 2411.24 | Outdoor Sport | Red - 2713.61 | | <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 - 5210.38 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Industrial Estate/ Business Park | Red - 2309.75 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Primary School | Red - 2443.63 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Secondary School | Red - 5670.46 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Doctors | Red - 5621.61 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Convenience Store | Red - 1943.4 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Village Hall | Red - 2615.96 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Play Area | Red - 2413.59 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Recreation Area | Red - 2485.3 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Youth Provision | Red - 2411.24 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Outdoor Sport | Red - 2713.61 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.</p> | <table border="1"> <tr> <td data-bbox="426 1429 849 1496">10 a) Is the development in a conservation area?</td> <td data-bbox="849 1429 991 1496">Green</td> </tr> <tr> <td data-bbox="426 1496 849 1563">10 b) Would development affect the character and appearance of the conservation area?</td> <td data-bbox="849 1496 991 1563">Green</td> </tr> <tr> <td data-bbox="426 1563 849 1630">10 c) Would development affect the setting and/or significance of a listed building?</td> <td data-bbox="849 1563 991 1630">Green</td> </tr> <tr> <td data-bbox="426 1630 849 1697">10d) Will the development of the site affect non-designated heritage assets?</td> <td data-bbox="849 1630 991 1697">Green</td> </tr> <tr> <td data-bbox="426 1697 849 1765">10e) Would the development affect an important non-designated archaeological site?</td> <td data-bbox="849 1697 991 1765">Amber</td> </tr> <tr> <td data-bbox="426 1765 849 2022">10f) Will the development of the site affect a Registered Historic Park and Garden or Registered</td> <td data-bbox="849 1765 991 2022">Green</td> </tr> </table> | | 10 a) Is the development in a conservation area? | Green | 10 b) Would development affect the character and appearance of the conservation area? | Green | 10 c) Would development affect the setting and/or significance of a listed building? | Green | 10d) Will the development of the site affect non-designated heritage assets? | Green | 10e) Would the development affect an important non-designated archaeological site? | Amber | 10f) Will the development of the site affect a Registered Historic Park and Garden or Registered | 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 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: | | | | |

Eastern portion of site ALT/B/004/031, a greenfield site to the north of Leeming Bar. Whilst the site performs poorly against objective three and nine, access to sustainable forms of transport and services, it's size would allow for mitigation through new routes. However, the site is disconnected from the existing settlement so would have an unacceptable impact on the settlement form and as such performs poorly against objective five.

| B/011/001 | Land North East Of Low Ashbank Grange Burrill Road Bedale North Yorkshire | | | |
|---|--|---|---|------------------------|
| Context: | This is a greenfield site used for touring caravans. Burrill Road runs along the northern boundary. The site is bounded by residential development to the east, and greenfields to the south and west. | | | |
| Site Area (Ha): | 3.45 | | | |
| Sustainability Appraisal Assessment | | | | |
| Sustainability Assessment Objective | Decision Aiding Prompt | Prompt Score | Commentary | Objective Score |
| 1. To protect and enhance biodiversity and geo-diversity. | 1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site? | Green | This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required. | Amber |
| | 1b) Does the site have any biodiversity issues? | Amber | | |
| | 1c) Would the development impact on a local nature reserve? | Green | | |
| | 1d) Are there any Tree Preservation Orders on the site? | Green | | |
| | 1e) Is the development within, or does it impact on, a mineral safeguarding area? | Red | | |
| 2. To protect and enhance water and reduce water consumption | 2a) Is the site within a source protection zone 1, 2 or 3? | Green | The site is not located within a source protection zone. | Green |
| 3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking. | 3a) Are there links to footpaths and cycle routes? | Amber | Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to a network. | Amber |
| | 3b) Does the site have good connectivity to public transport? | <table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table> | | |
| Bus Stop | Amber | | | |
| Train Station | | | | |
| 4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings | 4a) Will the development re-use brownfield land? | Red | This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required. | Amber |
| | 4b) Is the site potentially subject to contamination or other ground condition issues? | Green | | |
| | 4c) Would there be loss of best and most versatile agricultural land? | Amber | | |

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

| | | | | | |
|---|---|----------------------------------|---|--|-----|
| landscape and protect the special qualities of the AONB's and National Park. | | | | | |
| 9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves | 9a) Does the site have good connectivity to the following services and facilities? | Town Centre | Amber - 1360.84 | No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Red |
| | | Industrial Estate/ Business Park | Red - 1641.69 | | |
| | | Primary School | Red - 1323.93 | | |
| | | Secondary School | Amber - 1561.66 | | |
| | | Doctors | Red - 1247.81 | | |
| | | Convenience Store | Red - 5423.23 | | |
| | | Village Hall | Red - 1400.57 | | |
| | | Play Area | Red - 3416.83 | | |
| | | Recreation Area | Red - 1580.49 | | |
| | | Youth Provision | Red - 1518.47 | | |
| | | Outdoor Sport | Amber - 950.03 | | |
| 10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage. | 10 a) Is the development in a conservation area? | Green | This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required. | Amber | |
| | 10 b) Would development affect the character and appearance of the conservation area? | Green | | | |
| | 10 c) Would development affect the setting and/or significance of a listed building? | Green | | | |
| | 10d) Will the development of the site affect non-designated heritage assets? | Amber | | | |
| | 10e) Would the development affect an important non-designated archaeological site? | Amber | | | |
| | 10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? | Green | | | |
| | 10g) Will development of the site affect the setting of an elevated conservation area? | Green | | | |

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

A greenfield site on the western approach to Bedale. The site would extend the settlement out into the countryside beyond the settlement boundaries and does not respect the building line. The site performs poorly against objective 9 and 5 in terms of distance from services and its impact on the settlement pattern.

| | | | | |
|--|--|---|---|------------------------|
| B/011/001a | Land North East Of Low Ashbank Grange Burrill Road Bedale North Yorkshire | | | |
| Context: | This is a greenfield site used for touring caravans, and is the northern portion of site ref B/011/001. Burrill Road runs along the northern boundary. The site is bounded by residential development to the east, and greenfields to the west and site ref B/011/001 (caravan site) to the south. | | | |
| Site Area (Ha): | 1.56 | | | |
| 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? | 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 | 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? | 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 | 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 - 1267.64 | No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Red |
| | | Industrial Estate/ Business Park | Amber - 1548.49 | | |
| | | Primary School | Red - 1230.73 | | |
| | | Secondary School | Amber - 1468.46 | | |
| | | Doctors | Amber - 1154.61 | | |
| | | Convenience Store | Red - 2141.51 | | |
| | | Village Hall | Red - 1307.37 | | |
| | | Play Area | Red - 3428.88 | | |
| | | Recreation Area | Red - 1487.29 | | |
| | | Youth Provision | Red - 1425.27 | | |
| Outdoor Sport | Amber - 856.83 | | | | |
| 10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage. | 10 a) Is the development in a conservation area? | Green | This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required. | Amber | |
| | 10 b) Would development affect the character and appearance of the conservation area? | Green | | | |
| | 10 c) Would development affect the setting and/or significance of a listed building? | Green | | | |
| | 10d) Will the development of the site affect non-designated heritage assets? | Amber | | | |
| | 10e) Would the development affect an important non-designated archaeological site? | Amber | | | |
| | 10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? | Green | | | |
| | 10g) Will development of the site affect the setting of an | Green | | | |

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

A greenfield site on the western approach to Bedale. This site has been split from B/011/001 and discounts the southern part which was beyond the building line of existing housing. However, the site would still extend the settlement out into the countryside. The site performs poorly against objective 9 and 5 in terms of distance from services and its impact on the settlement pattern.

| B/011/002 | Bedale Park Golf Course South West Burrill Road Bedale North Yorkshire | | | |
|---|---|---|---|-------|
| Context: | This is a small part of Bedale Park Golf Course. The site is bounded by Green Lane to the east and Burrill Road to the south. These two highways meet at the eastern corner of the site. Bedale golf course is on the north and west. | | | |
| Site Area (Ha): | 1.66 | | | |
| 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? | Amber | | |
| | 5c) What is the impact on form and character of a settlement? | Red | | |
| | 5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? | Green | | |
| | 5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land? | Green | | |
| 6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised | 6a) Will the development contain individual / communal site waste facilities / infrastructure? | Neutral | This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity. | Neutral |
| 7. To protect and improve air quality, reduce climate change and reduce the risk of flooding. | 7a) Will the development promote low and zero carbon technologies and renewable sources? | Neutral | This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required. | Amber |
| | 7b) Will the development have an adverse effect on air quality in the area? | Neutral | | |
| | 7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding? | Amber | | |
| | 7d) Will development increase the risk of flooding? | Amber | | |
| | 7e) Can any increase in risk of flooding be mitigated? | Amber | | |
| 8. To maintain and enhance the quality and character of the | 8a) Does the site have a negative impact on the setting of the National Park or AONB? | Green | The site will not have an impact on the setting of a national park or AONB. | Green |

| | | | | | |
|---|---|----------------------------------|---|---|-------|
| landscape and protect the special qualities of the AONB's and National Park. | | | | | |
| 9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves | 9a) Does the site have good connectivity to the following services and facilities? | Town Centre | Amber - 1096.3 | The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Amber |
| | | Industrial Estate/ Business Park | Amber - 1377.16 | | |
| | | Primary School | Amber - 1059.4 | | |
| | | Secondary School | Amber - 1297.13 | | |
| | | Doctors | Amber - 983.28 | | |
| | | Convenience Store | Red - 5158.7 | | |
| | | Village Hall | Red - 1136.04 | | |
| | | Play Area | Red - 3598.6 | | |
| | | Recreation Area | Red - 1315.96 | | |
| | | Youth Provision | Red - 1253.93 | | |
| | | Outdoor Sport | Green - 685.49 | | |
| 10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage. | 10 a) Is the development in a conservation area? | Green | This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required. | Amber | |
| | 10 b) Would development affect the character and appearance of the conservation area? | Green | | | |
| | 10 c) Would development affect the setting and/or significance of a listed building? | Green | | | |
| | 10d) Will the development of the site affect non-designated heritage assets? | 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 heavily vegetated greenfield site on the western approach to Bedale, north of Burnhill Road. The site would extend the settlement north of Bedale, significantly changing the settlement pattern. As such the site performs poorly against objective 9 and 5 in terms of distance from services and its impact on the settlement pattern.

| | | | | | |
|--|---|---|---|------------------------|----------|
| B/011/020 | Part OS Field 3541 & Welham House Bedale North Yorkshire DL8 2ES | | | | |
| Context: | This site contains two dwellings and agricultural buildings, as well as greenfields. The site is bounded by site ref B/011/021 (greenfields) to the south west, the B6285 to the north west, residential development and green fields to the north west and north, and greenfields to the south east. | | | | |
| Site Area (Ha): | 9.31 | | | | |
| Sustainability Appraisal Assessment | | | | | |
| Sustainability Assessment Objective | Decision Aiding Prompt | Prompt Score | Commentary | Objective Score | |
| 1. To protect and enhance biodiversity and geo-diversity. | 1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site? | Green | This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required. | Amber | |
| | 1b) Does the site have any biodiversity issues? | Amber | | | |
| | 1c) Would the development impact on a local nature reserve? | Green | | | |
| | 1d) Are there any Tree Preservation Orders on the site? | Green | | | |
| | 1e) Is the development within, or does it impact on, a mineral safeguarding area? | Red | | | |
| 2. To protect and enhance water and reduce water consumption | 2a) Is the site within a source protection zone 1, 2 or 3? | Green | The site is not located within a source protection zone. | Green | |
| 3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking. | 3a) Are there links to footpaths and cycle routes? | 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>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? | Red | | |
| | 5c) What is the impact on form and character of a settlement? | Red | | |
| | 5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? | Green | | |
| | 5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land? | Green | | |
| 6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised | 6a) Will the development contain individual / communal site waste facilities / infrastructure? | Neutral | This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity. | Neutral |
| 7. To protect and improve air quality, reduce climate change and reduce the risk of flooding. | 7a) Will the development promote low and zero carbon technologies and renewable sources? | Neutral | This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required. | Amber |
| | 7b) Will the development have an adverse effect on air quality in the area? | Neutral | | |
| | 7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding? | Amber | | |
| | 7d) Will development increase the risk of flooding? | Amber | | |
| | 7e) Can any increase in risk of flooding be mitigated? | Amber | | |
| 8. To maintain and enhance the quality and | 8a) Does the site have a negative impact on the setting of the National Park or AONB? | Green | The site will not have an impact on the setting of a national park or | Green |

| | | | | | |
|---|---|-------------------------------------|---|---|-------|
| character of the landscape and protect the special qualities of the AONB's and National Park. | | | | AONB. | |
| 9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves | 9a) Does the site have good connectivity to the following services and facilities? | Town Centre | Amber - 1117.09 | The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Amber |
| | | Industrial Estate/ Business Park | Amber - 1391.36 | | |
| | | Primary School | Red - 1582.43 | | |
| | | Secondary School | Amber - 1054.91 | | |
| | | Doctors | Amber - 1054.91 | | |
| | | Convenience Store | Red - 2361.72 | | |
| | | Village Hall | Red - 1391.36 | | |
| | | Play Area | Red - 3853.75 | | |
| | | Recreation Area | Amber - 974.68 | | |
| | | Youth Provision | Amber - 943.54 | | |
| | | Outdoor Sport | Amber - 1050.99 | | |
| 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 south east edge of Bedale, separated from the settlement. The site performs poorly against objective 5 due to its impact on the settlement pattern and character of Bedale.

| B/011/020a | Part OS Field 3541 and Welham House | | | | |
|--|--|----------------------|---|------------------------|-------|
| Context: | This site is greenfield. The site is bounded by site ref B/011/021 (greenfields) to the south west, the B6285 to the north west, residential development and green fields to the north west and north, and site ref B/011/020 south east. This site is also part of the larger site ref B/011/020. | | | | |
| Site Area (Ha): | 3.63 | | | | |
| Sustainability Appraisal Assessment | | | | | |
| Sustainability Assessment Objective | Decision Aiding Prompt | Prompt Score | Commentary | Objective Score | |
| 1. To protect and enhance biodiversity and geo-diversity. | 1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site? | Green | This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required. | Amber | |
| | 1b) Does the site have any biodiversity issues? | Amber | | | |
| | 1c) Would the development impact on a local nature reserve? | Green | | | |
| | 1d) Are there any Tree Preservation Orders on the site? | Green | | | |
| | 1e) Is the development within, or does it impact on, a mineral safeguarding area? | Red | | | |
| 2. To protect and enhance water and reduce water consumption | 2a) Is the site within a source protection zone 1, 2 or 3? | Green | The site is not located within a source protection zone. | Green | |
| 3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking. | 3a) Are there links to footpaths and cycle routes? | Amber | Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network. | Amber | |
| | 3b) Does the site have good connectivity to public transport? | 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 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 | 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 - 1350.77 | No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Red |
| | | Industrial Estate/ Business Park | Red - 1625.04 | | |
| | | Primary School | Red - 1816.11 | | |
| | | Secondary School | Amber - 1288.6 | | |
| | | Doctors | Red - 1739.99 | | |
| | | Convenience Store | Red - 2318.46 | | |
| | | Village Hall | Red - 1563.31 | | |
| | | Play Area | Red - 4087.44 | | |
| | | Recreation Area | Red - 1208.37 | | |
| | | Youth Provision | Red - 1177.22 | | |
| Outdoor Sport | Red - 1284.67 | | | | |
| 10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage. | 10 a) Is the development in a conservation area? | Green | This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required. | Amber | |
| | 10 b) Would development affect the character and appearance of the conservation area? | Green | | | |
| | 10 c) Would development affect the setting and/or significance of a listed building? | Green | | | |
| | 10d) Will the development of the site affect non-designated heritage assets? | Green | | | |
| | 10e) Would the development affect an important non-designated archaeological site? | Amber | | | |
| | 10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? | Green | | | |
| | 10g) Will development of the site affect the setting of an | 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: | | | | |

Northern half of site B/011/020. Whilst the appraisal is generally mixed, the site performs poorly against objective 5 due to its impact on the settlement pattern and character of Bedale.

| B/011/020b | Part Os Field 3541 Bedale North Yorkshire | | AIB2 | |
|---|---|---|---|-------|
| Context: | This site is greenfield. The site is bounded by site ref B/011/021 (greenfields) to the south west, the B6285 to the north west, residential development and green fields to the north west and north, and site ref B/011/020 south east. | | | |
| Site Area (Ha): | 2.21 | | | |
| 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 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 - 1117.09 | The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Amber |
| | | Industrial Estate/ Business Park | Amber - 1391.36 | | |
| | | Primary School | Red - 1582.43 | | |
| | | Secondary School | Amber - 1054.91 | | |
| | | Doctors | Red - 1506.3 | | |
| | | Convenience Store | Red - 2361.72 | | |
| | | Village Hall | Red - 1329.63 | | |
| | | Play Area | Red - 3853.75 | | |
| | | Recreation Area | Amber - 974.68 | | |
| | | Youth Provision | Amber - 943.54 | | |
| | | Outdoor Sport | Amber - 1050.99 | | |
| 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: | | | | |

Northern half of site B/011/020. Whilst the appraisal is generally mixed, the site performs poorly against objective 5 due to its impact on the settlement pattern and character of Bedale.

| B/011/021 | OS Field 0006 Hird Avenue Bedale North Yorkshire | | | | |
|--|---|----------------------|---|------------------------|-------|
| Context: | This is a greenfield. The site is bounded by site ref ALT/B/011/029 (greenfield) to the south west, site ref B/011/020 (greenfield with some agricultural buildings and dwellings) to the north east, residential development and site ref B/011/023 (greenfield) to the north, and greenfields to the south. | | | | |
| Site Area (Ha): | 14.95 | | | | |
| 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? | 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 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 | Amber - 1348.05 | No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Red |
| | | Industrial Estate/ Business Park | Red - 1622.33 | | |
| | | Primary School | Red - 1813.39 | | |
| | | Secondary School | Amber - 1285.88 | | |
| | | Doctors | Red - 1737.27 | | |
| | | Convenience Store | Red - 5403.87 | | |
| | | Village Hall | Red - 1560.59 | | |
| | | Play Area | Red - 4084.72 | | |
| | | Recreation Area | Green - 564.25 | | |
| | | Youth Provision | Green - 523.29 | | |
| | | Outdoor Sport | Red - 1281.95 | | |
| 10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage. | 10 a) Is the development in a conservation area? | 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 south of Bedale. The site is not connected to the existing building line and would be a significant extension into the countryside. Due to its edge-of-settlement location the site is also distant from services and amenities, although mitigation could be provided for this. The site performs poorly against objective five due to its impact on settlement form and character.

| | | | | | |
|--|--|----------------------|---|------------------------|-------|
| B/011/022 | Land To The North Of St Gregorys House 1 North End & OS Field 5563 Bedale North Yorkshire | | | | |
| Context: | This is a greenfield site. The site is bounded by North End to the south west, surrounded by site ref B/011/009 (greenfield) from the western corner to the eastern corner of the site, which this site is also included within. There is residential/agricultural development to the south. | | | | |
| Site Area (Ha): | 1.35 | | | | |
| Sustainability Appraisal Assessment | | | | | |
| Sustainability Assessment Objective | Decision Aiding Prompt | Prompt Score | Commentary | Objective Score | |
| 1. To protect and enhance biodiversity and geo-diversity. | 1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site? | Green | This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required. | Amber | |
| | 1b) Does the site have any biodiversity issues? | Amber | | | |
| | 1c) Would the development impact on a local nature reserve? | Green | | | |
| | 1d) Are there any Tree Preservation Orders on the site? | Green | | | |
| | 1e) Is the development within, or does it impact on, a mineral safeguarding area? | Red | | | |
| 2. To protect and enhance water and reduce water consumption | 2a) Is the site within a source protection zone 1, 2 or 3? | Green | The site is not located within a source protection zone. | Green | |
| 3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking. | 3a) Are there links to footpaths and cycle routes? | Amber | Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network. | Amber | |
| | 3b) Does the site have good connectivity to public transport? | Bus Stop | | | Amber |
| | | Train Station | | | |
| 4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of | 4a) Will the development re-use brownfield land? | Red | This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required. | Amber | |
| | 4b) Is the site potentially subject to contamination or other ground condition issues? | Green | | | |
| | 4c) Would there be loss of best and most versatile agricultural | Amber | | | |

| | | | | |
|--|--|---------|---|---------|
| existing buildings or brownfield land | land? | | | |
| 5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials. | 5a) Is there scope to develop or improve green infrastructure links through the development? | Amber | This site is in a 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 | Green - 467.15 | The site has good access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Green |
| | | Industrial Estate/ Business Park | Green - 761.12 | | |
| | | Primary School | Amber - 1011.45 | | |
| | | Secondary School | Amber - 1076.2 | | |
| | | Doctors | Amber - 935.33 | | |
| | | Convenience Store | Red - 4542.65 | | |
| | | Village Hall | Green - 264.12 | | |
| | | Play Area | Red - 2897.19 | | |
| | | Recreation Area | Green - 221.35 | | |
| | | Youth Provision | Green - 176.34 | | |
| Outdoor Sport | Green - 667.98 | | | | |
| 10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage. | 10 a) Is the development in a conservation area? | Amber | This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required. | Amber | |
| | 10 b) Would development affect the character and appearance of the conservation area? | Amber | | | |
| | 10 c) Would development affect the setting and/or significance of a listed building? | 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? | 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 on the northern approach into Bedale. Whilst the appraisal is generally mixed, the site performs poorly against objective 5 due to its impact on the settlement pattern and character of Bedale.

| B/011/023 | Land At The Rear Of 25 Hird Avenue Bedale North Yorkshire | | | | |
|---|--|---|---|-------|----------|
| Context: | This is a greenfield site. The site is bounded to the north by residential development, greenfield to the west and east, and site ref B/011/021 (greenfield) to the south. | | | | |
| Site Area (Ha): | 0.58 | | | | |
| Sustainability Appraisal Assessment | | | | | |
| Sustainability Assessment Objective | Decision Aiding Prompt | Prompt Score | Objective Score | | |
| 1. To protect and enhance biodiversity and geo-diversity. | 1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site? | Green | This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required. | | |
| | 1b) Does the site have any biodiversity issues? | Amber | | | |
| | 1c) Would the development impact on a local nature reserve? | Green | | | |
| | 1d) Are there any Tree Preservation Orders on the site? | Green | | | |
| | 1e) Is the development within, or does it impact on, a mineral safeguarding area? | Red | | | |
| 2. To protect and enhance water and reduce water consumption | 2a) Is the site within a source protection zone 1, 2 or 3? | Green | The site is not located within a source protection zone. | Green | |
| 3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking. | 3a) Are there links to footpaths and cycle routes? | Amber | Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network. | Amber | |
| | 3b) Does the site have good connectivity to public transport? | <table border="1"> <tr> <td>Bus Stop</td> <td>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 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? | 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 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 | Amber - 1170.33 | The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Amber |
| | | Industrial Estate/ Business Park | Amber - 1444.61 | | |
| | | Primary School | Red - 1635.67 | | |
| | | Secondary School | Amber - 1108.16 | | |
| | | Doctors | Red - 1559.55 | | |
| | | Convenience Store | Red - 5226.15 | | |
| | | Village Hall | Red - 1382.88 | | |
| | | Play Area | Red - 3907 | | |
| | | Recreation Area | Green - 608.02 | | |
| | | Youth Provision | Green - 345.58 | | |
| Outdoor Sport | Amber - 1104.24 | | | | |
| 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 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 Bedale to the rear of properties along Hird Avenue. The site protrudes into the countryside, altering the built form along the edge of Bedale. As such the site performs poorly against objective five.

| ALT/B/011/025 | Land Adjacent to Masham Road, South of Mowbray School, Bedale, North Yorkshire | | | |
|---|--|---|---|------------------------|
| Context: | This is a greenfield site. The site is bounded by site ref B/011/016 (educational use) to the north, Masham Road to the west, greenfields to the east and south. | | | |
| Site Area (Ha): | 1.39 | | | |
| Sustainability Appraisal Assessment | | | | |
| Sustainability Assessment Objective | Decision Aiding Prompt | Prompt Score | Commentary | Objective Score |
| 1. To protect and enhance biodiversity and geo-diversity. | 1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site? | Green | This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required. | Amber |
| | 1b) Does the site have any biodiversity issues? | Amber | | |
| | 1c) Would the development impact on a local nature reserve? | Green | | |
| | 1d) Are there any Tree Preservation Orders on the site? | Green | | |
| | 1e) Is the development within, or does it impact on, a mineral safeguarding area? | Red | | |
| 2. To protect and enhance water and reduce water consumption | 2a) Is the site within a source protection zone 1, 2 or 3? | Green | The site is not located within a source protection zone. | Green |
| 3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking. | 3a) Are there links to footpaths and cycle routes? | 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 highly sensitive location, where harm caused by development cannot be mitigated. | Red |
| | 5b) Is the site prominent in any significant views towards a settlement? | Red | | |
| | 5c) What is the impact on form and character of a settlement? | Red | | |
| | 5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? | Green | | |
| | 5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land? | Green | | |
| 6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised | 6a) Will the development contain individual / communal site waste facilities / infrastructure? | Neutral | This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity. | Neutral |
| 7. To protect and improve air quality, reduce climate change and reduce the risk of flooding. | 7a) Will the development promote low and zero carbon technologies and renewable sources? | Neutral | This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required. | Amber |
| | 7b) Will the development have an adverse effect on air quality in the area? | Neutral | | |
| | 7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding? | Amber | | |
| | 7d) Will development increase the risk of flooding? | Amber | | |
| | 7e) Can any increase in risk of flooding be mitigated? | Amber | | |
| 8. To maintain and enhance the quality and character of the landscape and | 8a) Does the site have a negative impact on the setting of the National Park or AONB? | 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 | Amber - 1110.6 | The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Amber |
| | | Industrial Estate/ Business Park | Amber - 1391.45 | | |
| | | Primary School | Amber - 1073.69 | | |
| | | Secondary School | Amber - 1311.42 | | |
| | | Doctors | Amber - 997.57 | | |
| | | Convenience Store | Red - 5172.99 | | |
| | | Village Hall | Red - 1150.33 | | |
| | | Play Area | Red - 3853.85 | | |
| | | Recreation Area | Red - 1330.25 | | |
| | | Youth Provision | Red - 1268.23 | | |
| | | Outdoor Sport | Amber - 840.62 | | |
| 10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage. | 10 a) Is the development in a conservation area? | Green | This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required. | Amber | |
| | 10 b) Would development affect the character and appearance of the conservation area? | Green | | | |
| | 10 c) Would development affect the setting and/or significance of a listed building? | Green | | | |
| | 10d) Will the development of the site affect non-designated heritage assets? | Green | | | |
| | 10e) Would the development affect an important non-designated archaeological site? | Amber | | | |
| | 10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? | Green | | | |
| | 10g) Will development of the site affect the setting of an elevated conservation area? | Green | | | |
| | 10h) Would development affect | 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 Mowbray School. The site would extend the settlement out into the countryside beyond the existing building lines and as such performs poorly against objective five.

| | | | | |
|---|--|---|---|------------------------|
| ALT/B/011/0 26 | Land at Grange Close, Bedale, North Yorkshire | | | |
| Context: | This is greenfield site. The site is surrounded by residential development to the north, east and south. There are allotments and a play area/greenspace to the west. Site ref B/011/005 (allotments) abuts the site's western corner. | | | |
| Site Area (Ha): | 0.67 | | | |
| Sustainability Appraisal Assessment | | | | |
| Sustainability Assessment Objective | Decision Aiding Prompt | Prompt Score | Commentary | Objective Score |
| 1. To protect and enhance biodiversity and geo-diversity. | 1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site? | Green | This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required. | Amber |
| | 1b) Does the site have any biodiversity issues? | Amber | | |
| | 1c) Would the development impact on a local nature reserve? | Green | | |
| | 1d) Are there any Tree Preservation Orders on the site? | 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? | <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? | 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? | 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 | Green - 662.7 | The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Amber |
| | | Industrial Estate/ Business Park | Amber - 936.97 | | |
| | | Primary School | Green - 290.03 | | |
| | | Secondary School | Amber - 856.94 | | |
| | | Doctors | Green - 213.91 | | |
| | | Convenience Store | Red - 4718.51 | | |
| | | Village Hall | Amber - 783.22 | | |
| | | Play Area | Red - 3399.37 | | |
| | | Recreation Area | Amber - 963.15 | | |
| | | Youth Provision | Amber - 901.12 | | |
| | | Outdoor Sport | Green - 362.6 | | |
| 10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage. | 10 a) Is the development in a conservation area? | Green | This site 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? | 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 within Bedale, to the rear of Bedale Grange Nursing Home. The site does not have a significant negative impact against the sustainability objectives although further investigation and mitigation would be required to bring the site forward.

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

| ALT/B/011/0 27 | Land at Grange Close, Bedale, North Yorkshire | | | |
|---|--|---|---|------------------------|
| Context: | This is greenfield site. The site is surrounded by residential development to the north, east and south. There are allotments and a play area/greenspace to the west. Site ref B/011/005 (allotments) abuts the site's western corner. | | | |
| Site Area (Ha): | 0.67 | | | |
| Sustainability Appraisal Assessment | | | | |
| Sustainability Assessment Objective | Decision Aiding Prompt | Prompt Score | Commentary | Objective Score |
| 1. To protect and enhance biodiversity and geo-diversity. | 1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site? | Green | This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required. | Amber |
| | 1b) Does the site have any biodiversity issues? | Amber | | |
| | 1c) Would the development impact on a local nature reserve? | Green | | |
| | 1d) Are there any Tree Preservation Orders on the site? | 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? | <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? | Green | | |
| | 5c) What is the impact on form and character of a settlement? | Amber | | |
| | 5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? | Green | | |
| | 5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land? | Green | | |
| 6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised | 6a) Will the development contain individual / communal site waste facilities / infrastructure? | Neutral | This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity. | Neutral |
| 7. To protect and improve air quality, reduce climate change and reduce the risk of flooding. | 7a) Will the development promote low and zero carbon technologies and renewable sources? | Neutral | This site has a low risk of flooding and development of this site should not increase this risk. | Green |
| | 7b) Will the development have an adverse effect on air quality in the area? | Neutral | | |
| | 7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding? | Green | | |
| | 7d) Will development increase the risk of flooding? | Green | | |
| | 7e) Can any increase in risk of flooding be mitigated? | Neutral | | |
| 8. To maintain and enhance the quality and 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 - 662.69 | The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Amber |
| | | Industrial Estate/ Business Park | Amber - 936.97 | | |
| | | Primary School | Green - 290.02 | | |
| | | Secondary School | Amber - 856.94 | | |
| | | Doctors | Green - 213.9 | | |
| | | Convenience Store | Red - 4718.5 | | |
| | | Village Hall | Amber - 783.21 | | |
| | | Play Area | Red - 3399.36 | | |
| | | Recreation Area | Amber - 963.14 | | |
| | | Youth Provision | Amber - 901.11 | | |
| | | Outdoor Sport | Green - 362.59 | | |
| 10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage. | 10 a) Is the development in a conservation area? | Green | This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required. | Amber | |
| | 10 b) Would development affect the character and appearance of the conservation area? | Green | | | |
| | 10 c) Would development affect the setting and/or significance of a listed building? | Green | | | |
| | 10d) Will the development of the site affect non-designated heritage assets? | Green | | | |
| | 10e) Would the development affect an important non-designated archaeological site? | Amber | | | |
| | 10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? | Green | | | |
| | 10g) Will development of the 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 within Bedale, to the rear of Bedale Grange Nursing Home. The site does not have a significant negative impact against the sustainability objectives although further investigation and mitigation would be required to bring the site forward.

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

| ALT/B/011/028 | Land Adjacent to Scrap Yard, Opp Mowbray School, Masham Road, Bedale, North Yorkshire | | | |
|---|--|---|---|------------------------|
| Context: | This is a greenfield site. There is residential development to the north, industrial use to the west and site ref B/011/004 (industrial) to the south. Masham Road is to the east of the site. | | | |
| Site Area (Ha): | 1.11 | | | |
| 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? | 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? | Amber | | |
| | 4c) Would there be loss of best and most versatile agricultural land? | Amber | | |

| | | | | |
|--|--|---------|---|---------|
| or brownfield land | | | | |
| 5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials. | 5a) Is there scope to develop or improve green infrastructure links through the development? | Amber | This site is in a highly sensitive location, where harm caused by development cannot be mitigated. | Red |
| | 5b) Is the site prominent in any significant views towards a settlement? | Red | | |
| | 5c) What is the impact on form and character of a settlement? | Red | | |
| | 5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? | Amber | | |
| | 5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land? | Amber | | |
| 6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised | 6a) Will the development contain individual / communal site waste facilities / infrastructure? | Neutral | This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity. | Neutral |
| 7. To protect and improve air quality, reduce climate change and reduce the risk of flooding. | 7a) Will the development promote low and zero carbon technologies and renewable sources? | Neutral | This site has a low risk of flooding and development of this site should not increase this risk. | Green |
| | 7b) Will the development have an adverse effect on air quality in the area? | Neutral | | |
| | 7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding? | Green | | |
| | 7d) Will development increase the risk of flooding? | Green | | |
| | 7e) Can any increase in risk of flooding be mitigated? | Neutral | | |
| 8. To maintain and enhance the quality and character of the | 8a) Does the site have a negative impact on the setting of the National Park or AONB? | 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 - 1015.56 | The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Amber |
| | | Industrial Estate/ Business Park | Amber - 1296.41 | | |
| | | Primary School | Amber - 978.65 | | |
| | | Secondary School | Amber - 1216.38 | | |
| | | Doctors | Amber - 902.53 | | |
| | | Convenience Store | Red - 5077.95 | | |
| | | Village Hall | Amber - 1055.29 | | |
| | | Play Area | Red - 3758.81 | | |
| | | Recreation Area | Red - 1235.21 | | |
| | | Youth Provision | Red - 1173.19 | | |
| | | Outdoor Sport | Green - 745.59 | | |
| 10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage. | 10 a) Is the development in a conservation area? | Green | This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required. | Amber | |
| | 10 b) Would development affect the character and appearance of the conservation area? | Green | | | |
| | 10 c) Would development affect the setting and/or significance of a listed building? | Green | | | |
| | 10d) Will the development of the site affect non-designated heritage assets? | Green | | | |
| | 10e) Would the development affect an important non-designated archaeological site? | Amber | | | |
| | 10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? | Green | | | |
| | 10g) Will development of the 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 Bedale opposite Mowbray School. The site is prominent on approach from the south and would alter the settlement form in this location. As such the site performs poorly against objective five.

| ALT/B/011/029 | Land Opp and South of Meadowfield Farm, East of Firby Rd, Bedale, North Yorkshire | | | | |
|---|--|---|---|------------------------|----------|
| Context: | This a greenfield site. Firby Road runs along the western boundary, site ref B/011/021 (greenfield) is to the east, and greenfield to the north and south. | | | | |
| Site Area (Ha): | 8.02 | | | | |
| 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? | Amber | This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required. | Amber | |
| | 1b) Does the site have any biodiversity issues? | Amber | | | |
| | 1c) Would the development impact on a local nature reserve? | Green | | | |
| | 1d) Are there any Tree Preservation Orders on the site? | Green | | | |
| | 1e) Is the development within, or does it impact on, a mineral safeguarding area? | Red | | | |
| 2. To protect and enhance water and reduce water consumption | 2a) Is the site within a source protection zone 1, 2 or 3? | Green | The site is not located within a source protection zone. | Green | |
| 3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking. | 3a) Are there links to footpaths and cycle routes? | Red | Poor or no links to footpaths, cycle routes and the public transport network. | Red | |
| | 3b) Does the site have good connectivity to public transport? | <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? | Amber | This site is in a highly sensitive location, where harm caused by development cannot be mitigated. | Red |
| | 5b) Is the site prominent in any significant views towards a settlement? | Red | | |
| | 5c) What is the impact on form and character of a settlement? | Red | | |
| | 5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? | Green | | |
| | 5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land? | Green | | |
| 6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised | 6a) Will the development contain individual / communal site waste facilities / infrastructure? | Neutral | This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity. | Neutral |
| 7. To protect and improve air quality, reduce climate change and reduce the risk of flooding. | 7a) Will the development promote low and zero carbon technologies and renewable sources? | Neutral | This site has a low risk of flooding and development of this site should not increase this risk. | Green |
| | 7b) Will the development have an adverse effect on air quality in the area? | Neutral | | |
| | 7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding? | Green | | |
| | 7d) Will development increase the risk of flooding? | Green | | |
| | 7e) Can any increase in risk of flooding be mitigated? | Neutral | | |
| 8. To maintain and enhance the quality and character of the 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 | Amber - 1477.3 | No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Red |
| | | Industrial Estate/ Business Park | Red - 1751.57 | | |
| | | Primary School | Amber - 918.1 | | |
| | | Secondary School | Red - 1671.54 | | |
| | | Doctors | Amber - 974.18 | | |
| | | Convenience Store | Red - 5533.11 | | |
| | | Village Hall | Red - 1597.82 | | |
| | | Play Area | Red - 4213.97 | | |
| | | Recreation Area | Red - 1777.74 | | |
| | | Youth Provision | Red - 1715.71 | | |
| | | Outdoor Sport | Green - 458.29 | | |
| 10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage. | 10 a) Is the development in a conservation area? | Green | This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required. | Amber | |
| | 10 b) Would development affect the character and appearance of the conservation area? | Green | | | |
| | 10 c) Would development affect the setting and/or significance of a listed building? | Green | | | |
| | 10d) Will the development of the site affect non-designated heritage assets? | Green | | | |
| | 10e) Would the development affect an important non-designated archaeological site? | Amber | | | |
| | 10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? | Amber | | | |
| | 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 large greenfield site south of Bedale. The proposed scale of the site is not in keeping with form or character of settlement and the site is disconnected from the settlement. As such the site performs poorly against objective five.

| B/021/001 | Land to the East of Manor House Walk Burneston | | | |
|---|---|---------------------|---|-------|
| Context: | This a greenfield site. Residential development runs along the western boundary, and greenfields to the north, south and east. | | | |
| Site Area (Ha): | 1.38 | | | |
| Sustainability Appraisal Assessment | | | | |
| Sustainability Assessment Objective | Decision Aiding Prompt | Prompt Score | Objective Score | |
| 1. To protect and enhance biodiversity and geo-diversity. | 1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site? | Green | This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required. | Amber |
| | 1b) Does the site have any biodiversity issues? | Amber | | |
| | 1c) Would the development impact on a local nature reserve? | Green | | |
| | 1d) Are there any Tree Preservation Orders on the site? | Green | | |
| | 1e) Is the development within, or does it impact on, a mineral safeguarding area? | Red | | |
| 2. To protect and enhance water and reduce water consumption | 2a) Is the site within a source protection zone 1, 2 or 3? | Green | The site is not located within a source protection zone. | Green |
| 3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking. | 3a) Are there links to footpaths and cycle routes? | Green | Well served by footpaths, cycle routes and the public transport network. | Green |
| | 3b) Does the site have good connectivity to public transport? | Green | | |
| 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? | Amber | | |
| | 5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land? | Green | | |
| 6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised | 6a) Will the development contain individual / communal site waste facilities / infrastructure? | Neutral | This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity. | Neutral |
| 7. To protect and improve air quality, reduce climate change and reduce the risk of flooding. | 7a) Will the development promote low and zero carbon technologies and renewable sources? | Neutral | This site has a low risk of flooding and development of this site should not increase this risk. | Green |
| | 7b) Will the development have an adverse effect on air quality in the area? | Neutral | | |
| | 7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding? | Green | | |
| | 7d) Will development increase the risk of flooding? | Green | | |
| | 7e) Can any increase in risk of flooding be mitigated? | Neutral | | |
| 8. To maintain and enhance the quality and character of the 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 - 5732.79 | No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Red |
| | | Industrial Estate/ Business Park | Red - 6007.07 | | |
| | | Primary School | Green - 297.6 | | |
| | | Secondary School | Red - 5670.62 | | |
| | | Doctors | Red - 6122.01 | | |
| | | Convenience Store | Red - 2046.86 | | |
| | | Village Hall | Red - 4490.73 | | |
| | | Play Area | Red - 5406.39 | | |
| | | Recreation Area | Red - 5427.35 | | |
| | | Youth Provision | Red - 5559.24 | | |
| | | Outdoor Sport | Red - 4319.85 | | |
| 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? | Amber | This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required. | Amber | |
| | 10 b) Would development affect the character and appearance of the conservation area? | Green | | | |
| | 10 c) Would development affect the setting and/or significance of a listed building? | Green | | | |
| | 10d) Will the development of the site affect non-designated heritage assets? | Amber | | | |
| | 10e) Would the development affect an important non-designated archaeological site? | Amber | | | |
| | 10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? | Green | | | |
| | 10g) Will development of the site affect the setting of an 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 running along the rear of existing properties in Burneston. The site is a large distance from all services and amenities except a primary school. It will be difficult to mitigate this due to the small size of Burneston. As such the site performs poorly against objective five.

| B/021/002 | Land to the East of Manor House Walk Burneston | | BUR1 | |
|---|--|---|---|------------------------|
| Context: | This a greenfield site. Residential development runs along the western boundary, and greenfields to the south and east. Site ref B/021/001 is to the north, this parcel of land is included in site ref B/021/001. | | | |
| 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? | Red | | |
| 2. To protect and enhance water and reduce water consumption | 2a) Is the site within a source protection zone 1, 2 or 3? | Green | The site is not located within a source protection zone. | Green |
| 3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking. | 3a) Are there links to footpaths and cycle routes? | Green | Well served by footpaths, cycle routes and the public transport network. | Green |
| | 3b) Does the site have good connectivity to public transport? | <table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Green</td> </tr> <tr> <td>Train Station</td> </tr> </table> | | |
| Bus Stop | Green | | | |
| Train Station | | | | |
| 4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings | 4a) Will the development re-use brownfield land? | Red | This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required. | Amber |
| | 4b) Is the site potentially subject to contamination or other ground condition issues? | Green | | |
| | 4c) Would there be loss of best and most versatile agricultural land? | Red | | |

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

| | | | | | |
|---|---|----------------------------------|---|--|-----|
| landscape and protect the special qualities of the AONB's and National Park. | | | | | |
| 9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves | 9a) Does the site have good connectivity to the following services and facilities? | Town Centre | Red - 5905.88 | No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Red |
| | | Industrial Estate/ Business Park | Red - 6180.15 | | |
| | | Primary School | Amber - 470.68 | | |
| | | Secondary School | Red - 5843.71 | | |
| | | Doctors | Red - 6295.1 | | |
| | | Convenience Store | Red - 2040.78 | | |
| | | Village Hall | Red - 4484.65 | | |
| | | Play Area | Red - 5579.47 | | |
| | | Recreation Area | Red - 5600.43 | | |
| | | Youth Provision | Red - 5732.33 | | |
| | | Outdoor Sport | Red - 4313.77 | | |
| 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 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 running along the rear of existing properties in Burneston. The site is a large distance from all services and amenities except a primary school. It will be difficult to mitigate this due to the small size of Burneston. As such the site performs poorly against objective five.

| B/032/001 | Land To The North Of Crakehall Water Mill Hackforth Road Little Crakehall North Yorkshire | | CRK1 | |
|---|--|---|---|------------------------|
| Context: | This is a greenfield site. The site is bounded by residential development to the west and south. To the north is Green Gate Lane, and to the east are greenfields. | | | |
| Site Area (Ha): | 0.68 | | | |
| 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 or brownfield | 4a) Will the development re-use brownfield land? | Red | This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required. | Amber |
| | 4b) Is the site potentially subject to contamination or other ground condition issues? | Green | | |
| | 4c) Would there be loss of best and most versatile agricultural land? | Amber | | |

| | | | | |
|--|--|---------|---|---------|
| land | | | | |
| 5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials. | 5a) Is there scope to develop or improve green infrastructure links through the development? | Amber | This site is in a suitable location, given its proposed preferred use and has potential to incorporate mitigation and enhancement measures. Further assessment will be required. | Amber |
| | 5b) Is the site prominent in any significant views towards a settlement? | Green | | |
| | 5c) What is the impact on form and character of a settlement? | Amber | | |
| | 5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? | Green | | |
| | 5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land? | Green | | |
| 6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised | 6a) Will the development contain individual / communal site waste facilities / infrastructure? | Neutral | This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity. | Neutral |
| 7. To protect and improve air quality, reduce climate change and reduce the risk of flooding. | 7a) Will the development promote low and zero carbon technologies and renewable sources? | Neutral | This site has a low risk of flooding and development of this site should not increase this risk. | Green |
| | 7b) Will the development have an adverse effect on air quality in the area? | Neutral | | |
| | 7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding? | Green | | |
| | 7d) Will development increase the risk of flooding? | Green | | |
| | 7e) Can any increase in risk of flooding be mitigated? | Neutral | | |
| 8. To maintain and enhance the quality and 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 - 3571.65 | No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Red |
| | | Industrial Estate/ Business Park | Red - 3865.62 | | |
| | | Primary School | Amber - 530.76 | | |
| | | Secondary School | Red - 4180.7 | | |
| | | Doctors | Red - 4039.83 | | |
| | | Convenience Store | Red - 7647.16 | | |
| | | Village Hall | Green - 253.69 | | |
| | | Play Area | Green - 697.16 | | |
| | | Recreation Area | Green - 259.99 | | |
| | | Youth Provision | Green - 695.35 | | |
| | | Outdoor Sport | Red - 2515.13 | | |
| 10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage. | 10 a) Is the development in a conservation area? | | 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 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 small greenfield site to the east of Little Crakehall, rear of the development site along North Road. The site performs poorly against objective 9 as it is some distance from services and amenities.

| B/032/003 | OS Field 0044 Hackforth Road Little Crakehall North Yorkshire | | | | |
|---|--|---------------------|---|------------------------|-----|
| Context: | This is a greenfield site. The site is bounded by Hackforth Road, a dwelling and large agricultural building to the east, residential development to the south, greenfield to the north and site ref B/032/005 (greenfield) to the west. | | | | |
| Site Area (Ha): | 1.95 | | | | |
| 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? | Red | | | |
| 2. To protect and enhance water and reduce water consumption | 2a) Is the site within a source protection zone 1, 2 or 3? | Green | The site is not located within a source protection zone. | Green | |
| 3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking. | 3a) Are there links to footpaths and cycle routes? | Red | Poor or no links to footpaths, cycle routes and the public transport network. | Red | |
| | 3b) Does the site have good connectivity to public transport? | Bus Stop | | | Red |
| | | Train Station | | | |
| 4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings | 4a) Will the development re-use brownfield land? | Red | This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required. | Amber | |
| | 4b) Is the site potentially subject to contamination or other ground condition issues? | Green | | | |
| | 4c) Would there be loss of best and most versatile agricultural land? | Amber | | | |

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

| | | | | | |
|---|---|----------------------------------|---|--|-----|
| landscape and protect the special qualities of the AONB's and National Park. | | | | | |
| 9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves | 9a) Does the site have good connectivity to the following services and facilities? | Town Centre | Red - 3825.86 | No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Red |
| | | Industrial Estate/ Business Park | Red - 4119.83 | | |
| | | Primary School | Amber - 784.97 | | |
| | | Secondary School | Red - 4434.91 | | |
| | | Doctors | Red - 4294.04 | | |
| | | Convenience Store | Red - 7901.37 | | |
| | | Village Hall | Green - 290.12 | | |
| | | Play Area | Amber - 951.38 | | |
| | | Recreation Area | Green - 189.37 | | |
| | | Youth Provision | Amber - 949.56 | | |
| | | Outdoor Sport | Red - 2769.35 | | |
| 10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage. | 10 a) Is the development in a conservation area? | Green | This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required. | Amber | |
| | 10 b) Would development affect the character and appearance of the conservation area? | Green | | | |
| | 10 c) Would development affect the setting and/or significance of a listed building? | Green | | | |
| | 10d) Will the development of the site affect non-designated heritage assets? | Green | | | |
| | 10e) Would the development affect an important non-designated archaeological site? | Amber | | | |
| | 10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? | Green | | | |
| | 10g) Will development of the site affect the setting of an elevated conservation area? | Green | | | |

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

A greenfield site north of Little Crakehall. The site would significantly extend the existing settlement northwards and given its rural location it is distance from sustainable forms of transport and services and amenities. This results in the site performing poorly against objective three, five and nine.

| B/032/004 | OS Field 1700 Back Lane Crakehall North Yorkshire | | | | |
|---|--|----------------------|---|-------|-----|
| Context: | This is a greenfield site. The site is bounded by greenfields to the west and south, site ref ALT/B/032/008/G (greenfield) to the north and residential development to the east. | | | | |
| Site Area (Ha): | 1.11 | | | | |
| 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? | Red | Poor or no links to footpaths, cycle routes and the public transport network. | Red | |
| | 3b) Does the site have good connectivity to public transport? | Bus Stop | | | Red |
| | | Train Station | | | |
| 4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings | 4a) Will the development re-use brownfield land? | Red | This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required. | Amber | |
| | 4b) Is the site potentially subject to contamination or other ground condition issues? | Green | | | |
| | 4c) Would there be loss of best and most versatile agricultural land? | Amber | | | |

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

| | | | | | |
|---|---|----------------------------------|---|--|-----|
| landscape and protect the special qualities of the AONB's and National Park. | | | | | |
| 9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves | 9a) Does the site have good connectivity to the following services and facilities? | Town Centre | Red - 3428.69 | No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Red |
| | | Industrial Estate/ Business Park | Red - 3722.66 | | |
| | | Primary School | Green - 387.8 | | |
| | | Secondary School | Red - 4037.74 | | |
| | | Doctors | Red - 3896.87 | | |
| | | Convenience Store | Red - 7504.2 | | |
| | | Village Hall | Green - 580.66 | | |
| | | Play Area | Green - 554.2 | | |
| | | Recreation Area | Green - 128.96 | | |
| | | Youth Provision | Green - 552.39 | | |
| | | Outdoor Sport | Red - 2372.18 | | |
| 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? | 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 Crakehall. The site would significantly extend the existing settlement and given its rural location it is distance from sustainable forms of transport and services and amenities. This results in the site performing poorly against objective three, five and nine.

| | | | | |
|---|--|---------------------|---|------------------------|
| B/032/005 | OS Field 7948 Little Crakehall North Yorkshire | | | |
| Context: | This is a greenfield site. The site is bounded by site ref B/032/003 (greenfield) to the east, residential development to the south, greenfield to the north and the west. | | | |
| Site Area (Ha): | 4.58 | | | |
| Sustainability Appraisal Assessment | | | | |
| Sustainability Assessment Objective | Decision Aiding Prompt | Prompt Score | Commentary | Objective Score |
| 1. To protect and enhance biodiversity and geo-diversity. | 1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site? | Green | This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required. | Amber |
| | 1b) Does the site have any biodiversity issues? | Amber | | |
| | 1c) Would the development impact on a local nature reserve? | Green | | |
| | 1d) Are there any Tree Preservation Orders on the site? | Green | | |
| | 1e) Is the development within, or does it impact on, a mineral safeguarding area? | Red | | |
| 2. To protect and enhance water and reduce water consumption | 2a) Is the site within a source protection zone 1, 2 or 3? | Green | The site is not located within a source protection zone. | Green |
| 3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking. | 3a) Are there links to footpaths and cycle routes? | Green | Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network. | Amber |
| | 3b) Does the site have good connectivity to public transport? | Amber | | |
| 4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings or brownfield | 4a) Will the development re-use brownfield land? | Red | This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required. | Amber |
| | 4b) Is the site potentially subject to contamination or other ground condition issues? | Green | | |
| | 4c) Would there be loss of best and most versatile agricultural land? | Amber | | |

| land | | | | |
|--|--|---------|---|---------|
| 5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials. | 5a) Is there scope to develop or improve green infrastructure links through the development? | Red | This site is in a highly sensitive location, where harm caused by development cannot be mitigated. | Red |
| | 5b) Is the site prominent in any significant views towards a settlement? | Red | | |
| | 5c) What is the impact on form and character of a settlement? | Red | | |
| | 5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? | Green | | |
| | 5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land? | Green | | |
| 6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised | 6a) Will the development contain individual / communal site waste facilities / infrastructure? | Neutral | This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity. | Neutral |
| 7. To protect and improve air quality, reduce climate change and reduce the risk of flooding. | 7a) Will the development promote low and zero carbon technologies and renewable sources? | Neutral | This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required. | Amber |
| | 7b) Will the development have an adverse effect on air quality in the area? | Neutral | | |
| | 7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding? | Amber | | |
| | 7d) Will development increase the risk of flooding? | Amber | | |
| | 7e) Can any increase in risk of flooding be mitigated? | Amber | | |
| 8. To maintain and enhance the quality and character of the landscape and | 8a) Does the site have a negative impact on the setting of the National Park or AONB? | 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 - 4026.13 | No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Red |
| | | Industrial Estate/ Business Park | Red - 4320.1 | | |
| | | Primary School | Amber - 985.24 | | |
| | | Secondary School | Red - 4635.18 | | |
| | | Doctors | Red - 4494.31 | | |
| | | Convenience Store | Red - 8101.64 | | |
| | | Village Hall | Green - 706.11 | | |
| | | Play Area | Red - 1151.64 | | |
| | | Recreation Area | Amber - 794.97 | | |
| | | Youth Provision | Red - 1149.83 | | |
| | | Outdoor Sport | Red - 2969.61 | | |
| 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? | 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 north of Little Crakehall. The site would significantly extend the existing settlement northwards and given its rural location it is distance from sustainable forms of transport and services and amenities. This results in the site performing poorly against objective three, five and nine.

| B/048/001 | Land On The West And South West Side Of Sycamore Lane Leeming North Yorkshire | | | |
|---|---|---|---|------------------------|
| Context: | This is a greenfield site with a timber yard to the south west corner. The site is bounded by Mill Lane to the west. Site ref ALT/B/048/013 (playarea/recreation) is to the south of the site, and residential development to the north and east. | | | |
| Site Area (Ha): | 1.33 | | | |
| Sustainability Appraisal Assessment | | | | |
| Sustainability Assessment Objective | Decision Aiding Prompt | Prompt Score | Commentary | Objective Score |
| 1. To protect and enhance biodiversity and geo-diversity. | 1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site? | Green | This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required. | Amber |
| | 1b) Does the site have any biodiversity issues? | Amber | | |
| | 1c) Would the development impact on a local nature reserve? | Green | | |
| | 1d) Are there any Tree Preservation Orders on the site? | Green | | |
| | 1e) Is the development within, or does it impact on, a mineral safeguarding area? | Red | | |
| 2. To protect and enhance water and reduce water consumption | 2a) Is the site within a source protection zone 1, 2 or 3? | Green | The site is not located within a source protection zone. | Green |
| 3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking. | 3a) Are there links to footpaths and cycle routes? | Green | Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network. | Amber |
| | 3b) Does the site have good connectivity to public transport? | <table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table> | | |
| Bus Stop | Amber | | | |
| Train Station | | | | |
| 4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings | 4a) Will the development re-use brownfield land? | Red | This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required. | Amber |
| | 4b) Is the site potentially subject to contamination or other ground condition issues? | Green | | |
| | 4c) Would there be loss of best and most versatile agricultural land? | Amber | | |

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

| | | | | | |
|---|---|----------------------------------|---|--|-----|
| landscape and protect the special qualities of the AONB's and National Park. | | | | | |
| 9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves | 9a) Does the site have good connectivity to the following services and facilities? | Town Centre | Red - 4765.8 | No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Red |
| | | Industrial Estate/ Business Park | Red - 2109.22 | | |
| | | Primary School | Amber - 757.53 | | |
| | | Secondary School | Red - 5225.88 | | |
| | | Doctors | Red - 5177.03 | | |
| | | Convenience Store | Amber - 561.17 | | |
| | | Village Hall | Green - 393.79 | | |
| | | Play Area | Green - 218 | | |
| | | Recreation Area | Green - 271.91 | | |
| | | Youth Provision | Red - 1966.66 | | |
| | | Outdoor Sport | Red - 4711.67 | | |
| 10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage. | 10 a) Is the development in a conservation area? | Green | This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required. | Amber | |
| | 10 b) Would development affect the character and appearance of the conservation area? | Green | | | |
| | 10 c) Would development affect the setting and/or significance of a listed building? | Green | | | |
| | 10d) Will the development of the site affect non-designated heritage assets? | Green | | | |
| | 10e) Would the development affect an important non-designated archaeological site? | Amber | | | |
| | 10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? | Green | | | |
| | 10g) Will development of the site affect the setting of an elevated conservation area? | Green | | | |

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

Greenfield site west of Leeming. The site would alter the settlement form and extend it into the countryside and the site is distant from some services and amenities. As such the site performs poorly against objectives five and nine.

| B/048/002 | Land Off Exelby Lane Leeming North Yorkshire | | | | |
|---|---|---------------------|---|------------------------|-----|
| Context: | This is a greenfield site. There is residential development to the north of the site, and the western site boundary follows Exelby Lane. To the south and east are greenfields. | | | | |
| Site Area (Ha): | 0.87 | | | | |
| Sustainability Appraisal Assessment | | | | | |
| Sustainability Assessment Objective | Decision Aiding Prompt | Prompt Score | Commentary | Objective Score | |
| 1. To protect and enhance biodiversity and geo-diversity. | 1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site? | Green | This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required. | Amber | |
| | 1b) Does the site have any biodiversity issues? | Amber | | | |
| | 1c) Would the development impact on a local nature reserve? | Green | | | |
| | 1d) Are there any Tree Preservation Orders on the site? | Green | | | |
| | 1e) Is the development within, or does it impact on, a mineral safeguarding area? | Red | | | |
| 2. To protect and enhance water and reduce water consumption | 2a) Is the site within a source protection zone 1, 2 or 3? | Green | The site is not located within a source protection zone. | Green | |
| 3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking. | 3a) Are there links to footpaths and cycle routes? | Red | Poor or no links to footpaths, cycle routes and the public transport network. | Red | |
| | 3b) Does the site have good connectivity to public transport? | Bus Stop | | | Red |
| | | Train Station | | | Red |
| 4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings 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? | 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? | Green | | |
| 6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised | 6a) Will the development contain individual / communal site waste facilities / infrastructure? | Neutral | This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity. | Neutral |
| 7. To protect and improve air quality, reduce climate change and reduce the risk of flooding. | 7a) Will the development promote low and zero carbon technologies and renewable sources? | Neutral | This site has a low risk of flooding and development of this site should not increase this risk. | Green |
| | 7b) Will the development have an adverse effect on air quality in the area? | Neutral | | |
| | 7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding? | Green | | |
| | 7d) Will development increase the risk of flooding? | Green | | |
| | 7e) Can any increase in risk of flooding be mitigated? | Neutral | | |
| 8. To maintain and enhance the quality and character of the landscape and | 8a) Does the site have a negative impact on the setting of the National Park or AONB? | 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 - 4594.54 | The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Amber |
| | | Industrial Estate/ Business Park | Red - 1937.96 | | |
| | | Primary School | Amber - 586.27 | | |
| | | Secondary School | Red - 5054.62 | | |
| | | Doctors | Red - 5005.77 | | |
| | | Convenience Store | Green - 389.91 | | |
| | | Village Hall | Green - 222.53 | | |
| | | Play Area | Green - 269.1 | | |
| | | Recreation Area | Green - 290.06 | | |
| | | Youth Provision | Red - 1795.4 | | |
| | | Outdoor Sport | Red - 4540.41 | | |
| 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: | | | | |

Greenfield site south of Leeming. The site would alter the settlement form and extend it into the countryside and the site is distant from some services and amenities. As such the site performs poorly against objectives five and nine.

| | | | | | |
|--|--|---------------------|---|------------------------|-----|
| B/083/003 | OS Field 0073 Lumley Lane Kirkby Fleetham North Yorkshire | | | | |
| Context: | This is a greenfield site. The southern boundary follows Lumley Lane. To the north western corner is an agricultural unit. There is dwelling to the east of the site, with greenfields to the north and west. There is a watercourse to the south west corner of the site. | | | | |
| Site Area (Ha): | 1.43 | | | | |
| Sustainability Appraisal Assessment | | | | | |
| Sustainability Assessment Objective | Decision Aiding Prompt | Prompt Score | Commentary | Objective Score | |
| 1. To protect and enhance biodiversity and geo-diversity. | 1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site? | Green | This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required. | Amber | |
| | 1b) Does the site have any biodiversity issues? | Amber | | | |
| | 1c) Would the development impact on a local nature reserve? | Green | | | |
| | 1d) Are there any Tree Preservation Orders on the site? | Green | | | |
| | 1e) Is the development within, or does it impact on, a mineral safeguarding area? | 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? | Red | Poor or no links to footpaths, cycle routes and the public transport network. | Red | |
| | 3b) Does the site have good connectivity to public transport? | Bus Stop | | | Red |
| | | Train Station | | | Red |
| 4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of | 4a) Will the development re-use brownfield land? | Red | This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required. | Amber | |
| | 4b) Is the site potentially subject to contamination or other ground condition issues? | Green | | | |
| | 4c) Would there be loss of best and most versatile agricultural | Amber | | | |

| | | | | |
|--|--|---------|---|---------|
| existing buildings or brownfield land | land? | | | |
| 5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials. | 5a) Is there scope to develop or improve green infrastructure links through the development? | Amber | This site is in a highly sensitive location, where harm caused by development cannot be mitigated. | Red |
| | 5b) Is the site prominent in any significant views towards a settlement? | Red | | |
| | 5c) What is the impact on form and character of a settlement? | Red | | |
| | 5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? | Green | | |
| | 5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land? | Green | | |
| 6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised | 6a) Will the development contain individual / communal site waste facilities / infrastructure? | Neutral | This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity. | Neutral |
| 7. To protect and improve air quality, reduce climate change and reduce the risk of flooding. | 7a) Will the development promote low and zero carbon technologies and renewable sources? | Neutral | 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 - 8787.72 | No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Red |
| | | Industrial Estate/ Business Park | Red - 5956.09 | | |
| | | Primary School | Amber - 501.29 | | |
| | | Secondary School | Red - 9247.8 | | |
| | | Doctors | Red - 9198.95 | | |
| | | Convenience Store | Red - 7369.32 | | |
| | | Village Hall | Green - 635.68 | | |
| | | Play Area | Red - 6169.73 | | |
| | | Recreation Area | Amber - 856.45 | | |
| | | Youth Provision | Red - 4524.15 | | |
| Outdoor Sport | Red - 4570.75 | | | | |
| 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? | Green | This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required. | Amber | |
| | 10 b) Would development affect the character and appearance of the conservation area? | Amber | | | |
| | 10 c) Would development affect the setting and/or significance of a listed building? | Amber | | | |
| | 10d) Will the development of the site affect non-designated heritage assets? | Green | | | |
| | 10e) Would the development affect an important non-designated archaeological site? | Amber | | | |
| | 10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? | Green | | | |
| | 10g) Will development of the site affect the setting of an | 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 west of Kirby Fleetham. Given its rural location the site is distant from most services, amenities and sustainable transport option. The site is large and would alter the settlement form and extend it into the countryside. As such the site performs poorly against objectives three, five and nine.

| | | | | | |
|--|--|---------------------|---|------------------------|-----|
| B/083/003a | OS Field 0073 Lumley Lane Kirkby Fleetham North Yorkshire | | | | |
| Context: | This is a greenfield site. The southern boundary follows Lumley Lane. The northern boundary follows B/083/003 (greenfield), of which is parcel of land is part of. There is dwelling to the east of the site, with greenfields to the north and west. There is a watercourse to the south west corner of the site. | | | | |
| Site Area (Ha): | 0.41 | | | | |
| 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? | 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? | Red | Poor or no links to footpaths, cycle routes and the public transport network. | Red | |
| | 3b) Does the site have good connectivity to public transport? | Bus Stop | | | Red |
| | | Train Station | | | Red |
| 4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of | 4a) Will the development re-use brownfield land? | Red | This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required. | Amber | |
| | 4b) Is the site potentially subject to contamination or other ground condition issues? | Green | | | |
| | 4c) Would there be loss of best and most versatile agricultural | Amber | | | |

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

| | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|---|-------------|---|-------------------------------------|--|----------------|--|------------------|--|---------|---|-------------------|--|--------------|--|--------------|---------------|-----------------|----------------|-----------------|---------------|---------------|---------------|---|------------|
| <p>character of the landscape and protect the special qualities of the AONB's and National Park.</p> | | | | <p>AONB.</p> | | | | | | | | | | | | | | | | | | | | | | |
| <p>9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves</p> | <p>9a) Does the site have good connectivity to the following services and facilities?</p> | <table border="1"> <tr> <td data-bbox="675 443 847 517">Town Centre</td> <td data-bbox="855 443 991 517">Red - 8727.65</td> </tr> <tr> <td data-bbox="675 517 847 658">Industrial Estate/ Business Park</td> <td data-bbox="855 517 991 658">Red - 5942.5</td> </tr> <tr> <td data-bbox="675 658 847 732">Primary School</td> <td data-bbox="855 658 991 732">Amber - 441.22</td> </tr> <tr> <td data-bbox="675 732 847 806">Secondary School</td> <td data-bbox="855 732 991 806">Red - 9187.73</td> </tr> <tr> <td data-bbox="675 806 847 880">Doctors</td> <td data-bbox="855 806 991 880">Red - 9138.88</td> </tr> <tr> <td data-bbox="675 880 847 954">Convenience Store</td> <td data-bbox="855 880 991 954">Green - 355.68</td> </tr> <tr> <td data-bbox="675 954 847 1028">Village Hall</td> <td data-bbox="855 954 991 1028">Green - 575.61</td> </tr> <tr> <td data-bbox="675 1028 847 1102">Play Area</td> <td data-bbox="855 1028 991 1102">Red - 6109.66</td> </tr> <tr> <td data-bbox="675 1102 847 1176">Recreation Area</td> <td data-bbox="855 1102 991 1176">Amber - 796.38</td> </tr> <tr> <td data-bbox="675 1176 847 1249">Youth Provision</td> <td data-bbox="855 1176 991 1249">Red - 4464.08</td> </tr> <tr> <td data-bbox="675 1249 847 1312">Outdoor Sport</td> <td data-bbox="855 1249 991 1312">Red - 4510.68</td> </tr> </table> | Town Centre | Red - 8727.65 | Industrial Estate/ Business Park | Red - 5942.5 | Primary School | Amber - 441.22 | Secondary School | Red - 9187.73 | Doctors | Red - 9138.88 | Convenience Store | Green - 355.68 | Village Hall | Green - 575.61 | Play Area | Red - 6109.66 | Recreation Area | Amber - 796.38 | Youth Provision | Red - 4464.08 | Outdoor Sport | Red - 4510.68 | <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 - 8727.65 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Industrial Estate/ Business Park | Red - 5942.5 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Primary School | Amber - 441.22 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Secondary School | Red - 9187.73 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Doctors | Red - 9138.88 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Convenience Store | Green - 355.68 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Village Hall | Green - 575.61 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Play Area | Red - 6109.66 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Recreation Area | Amber - 796.38 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Youth Provision | Red - 4464.08 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Outdoor Sport | Red - 4510.68 | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.</p> | <table border="1"> <tr> <td data-bbox="427 1312 847 1386">10 a) Is the development in a conservation area?</td> <td data-bbox="855 1312 991 1386">Green</td> </tr> <tr> <td data-bbox="427 1386 847 1494">10 b) Would development affect the character and appearance of the conservation area?</td> <td data-bbox="855 1386 991 1494">Amber</td> </tr> <tr> <td data-bbox="427 1494 847 1601">10 c) Would development affect the setting and/or significance of a listed building?</td> <td data-bbox="855 1494 991 1601">Amber</td> </tr> <tr> <td data-bbox="427 1601 847 1709">10d) Will the development of the site affect non-designated heritage assets?</td> <td data-bbox="855 1601 991 1709">Green</td> </tr> <tr> <td data-bbox="427 1709 847 1816">10e) Would the development affect an important non-designated archaeological site?</td> <td data-bbox="855 1709 991 1816">Amber</td> </tr> <tr> <td data-bbox="427 1816 847 1968">10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?</td> <td data-bbox="855 1816 991 1968">Green</td> </tr> <tr> <td data-bbox="427 1968 847 2033">10g) Will development of the site affect the setting of an</td> <td data-bbox="855 1968 991 2033">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? | Amber | 10 c) Would development affect the setting and/or significance of a listed building? | Amber | 10d) Will the development of the site affect non-designated heritage assets? | Green | 10e) Would the development affect an important non-designated archaeological site? | Amber | 10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? | Green | 10g) Will development of the site affect the setting of an | Green | <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? | Amber | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 c) Would development affect the setting and/or significance of a listed building? | Amber | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10d) Will the development of the site affect non-designated heritage assets? | Green | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10e) Would the development affect an important non-designated archaeological site? | Amber | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? | Green | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10g) Will development of the site affect the setting of an | Green | | | | | | | | | | | | | | | | | | | | | | | | | |

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

Greenfield site to the west of Kirby Fleetham, split from B/083/003. This site is the south portion which better reflects the built form of Kirkby Fleetham. Given its rural location the site is distant from most services, amenities and sustainable transport option. The site will extend the settlement form and extend it into the countryside, however, as the site is linear it would respect the settlement pattern.

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

| | | | | |
|--|--|---|---|------------------------|
| B/083/004 | Land At Lowfield Lane Kirkby Fleetham North Yorkshire | | | |
| Context: | This is a greenfield site. The site boundary follows Lowfield Lane at the north of the site, which runs into Fleetham Lane which then follows the southern boundary of the site. Greenfields are to the east of the site. Site ref ALT/B/083/008 (village green) is to the east of the site. | | | |
| Site Area (Ha): | 2.61 | | | |
| Sustainability Appraisal Assessment | | | | |
| Sustainability Assessment Objective | Decision Aiding Prompt | Prompt Score | Commentary | Objective Score |
| 1. To protect and enhance biodiversity and geo-diversity. | 1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site? | Green | This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required. | Amber |
| | 1b) Does the site have any biodiversity issues? | Amber | | |
| | 1c) Would the development impact on a local nature reserve? | Green | | |
| | 1d) Are there any Tree Preservation Orders on the site? | Green | | |
| | 1e) Is the development within, or does it impact on, a mineral safeguarding area? | 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 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? | Green | This site is likely to be appropriate for development. | Green |
| | 5b) Is the site prominent in any significant views towards a settlement? | Green | | |
| | 5c) What is the impact on form and character of a settlement? | Green | | |
| | 5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? | Green | | |
| | 5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land? | Green | | |
| 6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised | 6a) Will the development contain individual / communal site waste facilities / infrastructure? | Neutral | This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity. | Neutral |
| 7. To protect and improve air quality, reduce climate change and reduce the risk of flooding. | 7a) Will the development promote low and zero carbon technologies and renewable sources? | Neutral | This site has a low risk of flooding and development of this site should not increase this risk. | Green |
| | 7b) Will the development have an adverse effect on air quality in the area? | Neutral | | |
| | 7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding? | 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 |

| | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|---|-------------|---|-------------------------------------|--|----------------|--|------------------|--|---------|---|-------------------|--|--------------|---|------------|---------------|-----------------|----------------|-----------------|---------------|---------------|---------------|---|------------|
| <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="673 443 849 517">Town Centre</td> <td data-bbox="849 443 991 517">Red - 8086.73</td> </tr> <tr> <td data-bbox="673 517 849 658">Industrial Estate/ Business Park</td> <td data-bbox="849 517 991 658">Red - 5310.55</td> </tr> <tr> <td data-bbox="673 658 849 732">Primary School</td> <td data-bbox="849 658 991 732">Green - 378.93</td> </tr> <tr> <td data-bbox="673 732 849 806">Secondary School</td> <td data-bbox="849 732 991 806">Red - 8546.81</td> </tr> <tr> <td data-bbox="673 806 849 880">Doctors</td> <td data-bbox="849 806 991 880">Red - 8497.96</td> </tr> <tr> <td data-bbox="673 880 849 954">Convenience Store</td> <td data-bbox="849 880 991 954">Red - 6668.33</td> </tr> <tr> <td data-bbox="673 954 849 1028">Village Hall</td> <td data-bbox="849 954 991 1028">Green - 404.53</td> </tr> <tr> <td data-bbox="673 1028 849 1102">Play Area</td> <td data-bbox="849 1028 991 1102">Red - 5468.74</td> </tr> <tr> <td data-bbox="673 1102 849 1176">Recreation Area</td> <td data-bbox="849 1102 991 1176">Green - 155.46</td> </tr> <tr> <td data-bbox="673 1176 849 1249">Youth Provision</td> <td data-bbox="849 1176 991 1249">Red - 3823.16</td> </tr> <tr> <td data-bbox="673 1249 849 1312">Outdoor Sport</td> <td data-bbox="849 1249 991 1312">Red - 3869.76</td> </tr> </table> | Town Centre | Red - 8086.73 | Industrial Estate/ Business Park | Red - 5310.55 | Primary School | Green - 378.93 | Secondary School | Red - 8546.81 | Doctors | Red - 8497.96 | Convenience Store | Red - 6668.33 | Village Hall | Green - 404.53 | Play Area | Red - 5468.74 | Recreation Area | Green - 155.46 | Youth Provision | Red - 3823.16 | Outdoor Sport | Red - 3869.76 | <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 - 8086.73 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Industrial Estate/ Business Park | Red - 5310.55 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Primary School | Green - 378.93 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Secondary School | Red - 8546.81 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Doctors | Red - 8497.96 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Convenience Store | Red - 6668.33 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Village Hall | Green - 404.53 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Play Area | Red - 5468.74 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Recreation Area | Green - 155.46 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Youth Provision | Red - 3823.16 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Outdoor Sport | Red - 3869.76 | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.</p> | <table border="1"> <tr> <td data-bbox="426 1312 849 1386">10 a) Is the development in a conservation area?</td> <td data-bbox="849 1312 991 1386">Red</td> </tr> <tr> <td data-bbox="426 1386 849 1494">10 b) Would development affect the character and appearance of the conservation area?</td> <td data-bbox="849 1386 991 1494">Amber</td> </tr> <tr> <td data-bbox="426 1494 849 1601">10 c) Would development affect the setting and/or significance of a listed building?</td> <td data-bbox="849 1494 991 1601">Amber</td> </tr> <tr> <td data-bbox="426 1601 849 1709">10d) Will the development of the site affect non-designated heritage assets?</td> <td data-bbox="849 1601 991 1709">Green</td> </tr> <tr> <td data-bbox="426 1709 849 1816">10e) Would the development affect an important non-designated archaeological site?</td> <td data-bbox="849 1709 991 1816">Red</td> </tr> <tr> <td data-bbox="426 1816 849 1966">10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?</td> <td data-bbox="849 1816 991 1966">Green</td> </tr> <tr> <td data-bbox="426 1966 849 2033">10g) Will development of the site affect the setting of an</td> <td data-bbox="849 1966 991 2033">Green</td> </tr> </table> | 10 a) Is the development in a conservation area? | Red | 10 b) Would development affect the character and appearance of the conservation area? | Amber | 10 c) Would development affect the setting and/or significance of a listed building? | 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 site affect the setting of an | Green | <p>This site is in a highly sensitive location where development would impact unacceptably on the significance of designated heritage assets.</p> | <p>Red</p> | | | | | | | | | |
| 10 a) Is the development in a conservation area? | Red | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 b) Would development affect the character and appearance of the conservation area? | Amber | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 c) Would development affect the setting and/or significance of a listed building? | 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 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 and recreational development. | Neutral |
| 14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations | 14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth? | Neutral | The objective is not applicable as the site is only being considered for residential and recreational development. | Neutral |
| Summary of Sustainability Appraisal: | | | | |

Greenfield site adjacent to the Green, proposed for school recreation field with equipment storage. Objective nine is not relevant to the proposal so negative assessment has no impact. Any development of storage units needs to be designed so as not to impact the nearby heritage assets. The site performs adequately against the sustainability objectives but there are some issues that need addressing.

| B/083/005 | Land South West and West Of 15 Lumley Lane Kirkby Fleetham North Yorkshire | | | |
|---|---|---|---|------------------------|
| Context: | This is a greenfield site. Lumley Lane is to the north of the site, with dwellings to the north and south east of the site frontage. The rest of the site is bounded by greenfields, the south eastern boundary abuts site ref B/083/006. | | | |
| 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? | 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? | Amber | | |

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

| | | | | | |
|---|---|----------------------------------|---|--|-----|
| landscape and protect the special qualities of the AONB's and National Park. | | | | | |
| 9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves | 9a) Does the site have good connectivity to the following services and facilities? | Town Centre | Red - 8579.18 | No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Red |
| | | Industrial Estate/ Business Park | Red - 5802.99 | | |
| | | Primary School | Green - 292.74 | | |
| | | Secondary School | Red - 9039.25 | | |
| | | Doctors | Red - 8990.4 | | |
| | | Convenience Store | Red - 7160.77 | | |
| | | Village Hall | Green - 427.13 | | |
| | | Play Area | Red - 5961.18 | | |
| | | Recreation Area | Green - 647.91 | | |
| | | Youth Provision | Red - 4315.6 | | |
| | | Outdoor Sport | Red - 4362.21 | | |
| 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? | 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? | 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 south from Lumley Lane in Kirby Fleetham. The site does not reflect the built form of Kirby Fleetham and would extend the existing settlement southwards. Given its rural location it is also distant from services and amenities. As such the site performs poorly against objectives five and nine.

| B/083/006 | Land at Lumley Lane Kirkby Fleetham | | | |
|---|--|---|---|------------------------|
| Context: | This is a greenfield site. The site is to the south of Lumley Lane and residential development. The western boundary abuts site ref B/083/005 (greenfield). To the south and east are greenfields. | | | |
| Site Area (Ha): | 3.02 | | | |
| 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? | Amber | This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required. | Amber |
| | 1b) Does the site have any biodiversity issues? | Amber | | |
| | 1c) Would the development impact on a local nature reserve? | Green | | |
| | 1d) Are there any Tree Preservation Orders on the site? | Green | | |
| | 1e) Is the development within, or does it impact on, a mineral safeguarding area? | Red | | |
| 2. To protect and enhance water and reduce water consumption | 2a) Is the site within a source protection zone 1, 2 or 3? | 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? | Amber | | |

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

| | | | | | |
|---|---|----------------------------------|--|--|-----|
| landscape and protect the special qualities of the AONB's and National Park. | | | | | |
| 9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves | 9a) Does the site have good connectivity to the following services and facilities? | Town Centre | Red - 8583.53 | No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Red |
| | | Industrial Estate/ Business Park | Red - 5807.34 | | |
| | | Primary School | Green - 297.09 | | |
| | | Secondary School | Red - 9043.6 | | |
| | | Doctors | Red - 8994.75 | | |
| | | Convenience Store | Red - 7165.12 | | |
| | | Village Hall | Green - 431.49 | | |
| | | Play Area | Red - 5965.53 | | |
| | | Recreation Area | Green - 652.26 | | |
| | | Youth Provision | Red - 4319.95 | | |
| | | Outdoor Sport | Red - 4366.56 | | |
| 10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage. | 10 a) Is the development in a conservation area? | Amber | This site is in a highly sensitive location where development would impact unacceptably on the significance of designated heritage assets. | Red | |
| | 10 b) Would development affect the character and appearance of the conservation area? | Red | | | |
| | 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? | Amber | Site has limited potential. | Amber |
| 14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations | 14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth? | Amber | Site has limited potential. | Amber |
| Summary of Sustainability Appraisal: | | | | |

A large greenfield site stretching south from Lumley Lane in Kirby Fleetham. The site would be a significant extension to the settlement and impact on the setting of a heritage asset. Given its rural location it is also distant from services and amenities. The site performs poorly against a number of objectives.

| | | | | |
|--|--|---------------------|---|------------------------|
| B/127/005 | Land To The East Of Council Depot Northallerton Road Leeming Bar North Yorkshire | | | |
| Context: | This is a greenfield site. Northallerton Road runs along the south eastern boundary, and Wensleydale railway track from the western corner to the northern corner along the north eastern boundary. The site is bounded by industrial site and site ref B/004/001 to the south west and greenfields, and the A684 to the north east. Site ref ALT/B/004/033 is to the north west, beyond the railway line. | | | |
| Site Area (Ha): | 8.05 | | | |
| 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 | Poor or no links to footpaths, cycle routes and the public transport network. | Red |
| | 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? | Green | | |
| | 4c) Would there be loss of best | Red | | |

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

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|--|---------------------------------|---|----------------------------------|--|----------------|--|------------------|--|---------|---|-------------------|------------------------------|--------------|---------------|--|-----------------|-----------------|---------------|-----------------|-----------------|---------------|---------------|--|---|------------|
| <p>quality and character of the landscape and protect the special qualities of the AONB's and National Park.</p> | <p>National Park or AONB?</p> | | <p>a national park or 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>Town Centre</td> <td>Red - 3872.33</td> </tr> <tr> <td>Industrial Estate/ Business Park</td> <td>Amber - 971.7</td> </tr> <tr> <td>Primary School</td> <td>Amber - 1105.58</td> </tr> <tr> <td>Secondary School</td> <td>Red - 4332.41</td> </tr> <tr> <td>Doctors</td> <td>Red - 4283.56</td> </tr> <tr> <td>Convenience Store</td> <td>Red - 1815.36</td> </tr> <tr> <td>Village Hall</td> <td>Red - 1965.47</td> </tr> <tr> <td>Play Area</td> <td>Amber - 1075.55</td> </tr> <tr> <td>Recreation Area</td> <td>Red - 1427.81</td> </tr> <tr> <td>Youth Provision</td> <td>Amber - 1073.19</td> </tr> <tr> <td>Outdoor Sport</td> <td>Red - 2886.79</td> </tr> </table> | Town Centre | Red - 3872.33 | Industrial Estate/ Business Park | Amber - 971.7 | Primary School | Amber - 1105.58 | Secondary School | Red - 4332.41 | Doctors | Red - 4283.56 | Convenience Store | Red - 1815.36 | Village Hall | Red - 1965.47 | Play Area | Amber - 1075.55 | Recreation Area | Red - 1427.81 | Youth Provision | Amber - 1073.19 | Outdoor Sport | Red - 2886.79 | | <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 - 3872.33 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Industrial Estate/ Business Park | Amber - 971.7 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Primary School | Amber - 1105.58 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Secondary School | Red - 4332.41 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Doctors | Red - 4283.56 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Convenience Store | Red - 1815.36 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Village Hall | Red - 1965.47 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Play Area | Amber - 1075.55 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Recreation Area | Red - 1427.81 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Youth Provision | Amber - 1073.19 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Outdoor Sport | Red - 2886.79 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.</p> | <table border="1"> <tr> <td>10 a) Is the development in a conservation area?</td> <td>Green</td> </tr> <tr> <td>10 b) Would development affect the character and appearance of the conservation area?</td> <td>Green</td> </tr> <tr> <td>10 c) Would development affect the setting and/or significance of a listed building?</td> <td>Green</td> </tr> <tr> <td>10d) Will the development of the site affect non-designated heritage assets?</td> <td>Green</td> </tr> <tr> <td>10e) Would the development affect an important non-designated archaeological site?</td> <td>Amber</td> </tr> <tr> <td>10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?</td> <td>Green</td> </tr> <tr> <td>10g) Will development of the</td> <td>Green</td> </tr> </table> | 10 a) Is the development in a conservation area? | Green | 10 b) Would development affect the character and appearance of the conservation area? | Green | 10 c) Would development affect the setting and/or significance of a listed building? | Green | 10d) Will the development of the site affect non-designated heritage assets? | Green | 10e) Would the development affect an important non-designated archaeological site? | Amber | 10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? | Green | 10g) Will development of the | 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 Park and Garden or Registered Battlefield? | Green | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10g) Will development of the | Green | | | | | | | | | | | | | | | | | | | | | | | | | | |

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

A greenfield site to the north east of Leeming Bar. Due to it's edge of settlement location the site performs poorly against objective three and nine, access to sustainable forms of transport and services. However, the site is proposed for employment and is large which will allow for mitigation through improved transport connections. On its own the site would perform poorly against objective five, as it would have a significant impact on the built form of Leeming Bar. The only mitigation would be to bring forward adjacent employment sites which would lesson the impact.

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

| B/127/006 | OS Field 7100 Hamhall Lane Scruton North Yorkshire | | | | |
|---|---|----------------------|---|------------------------|-----|
| Context: | This is a greenfield site. The site is bounded by Hamhall Lane and site ref B/127/003 (greenfield) to the east, a dwelling and curtilage to the north, greenfields to the south and west. | | | | |
| Site Area (Ha): | 0.63 | | | | |
| Sustainability Appraisal Assessment | | | | | |
| Sustainability Assessment Objective | Decision Aiding Prompt | Prompt Score | Commentary | Objective Score | |
| 1. To protect and enhance biodiversity and geo-diversity. | 1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site? | Green | This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required. | Amber | |
| | 1b) Does the site have any biodiversity issues? | Amber | | | |
| | 1c) Would the development impact on a local nature reserve? | Green | | | |
| | 1d) Are there any Tree Preservation Orders on the site? | Green | | | |
| | 1e) Is the development within, or does it impact on, a mineral safeguarding area? | 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 | | | |
| 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 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 - 6039.89 | No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Red |
| | | Industrial Estate/ Business Park | Red - 3139.26 | | |
| | | Primary School | Red - 3273.14 | | |
| | | Secondary School | Red - 6499.96 | | |
| | | Doctors | Red - 6451.11 | | |
| | | Convenience Store | Red - 3665.99 | | |
| | | Village Hall | Amber - 766.24 | | |
| | | Play Area | Red - 3243.1 | | |
| | | Recreation Area | Red - 3453.68 | | |
| | | Youth Provision | Amber - 817.28 | | |
| Outdoor Sport | Amber - 863.89 | | | | |
| 10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage. | 10 a) Is the development in a conservation area? | Green | This site is in a highly sensitive location where development would impact unacceptably on the significance of designated heritage assets. | Red | |
| | 10 b) Would development affect the character and appearance of the conservation area? | Amber | | | |
| | 10 c) Would development affect the setting and/or significance of a listed building? | 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 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 approach to Scruton, west of Ham Hall Lane. The site would extend the settlement beyond existing boundaries and impact on the setting of a heritage asset. Given its rural location it is also distant from services and amenities. The site performs poorly against a number of objectives.

| B/127/007 | OS Field 0017 Station Road Scruton North Yorkshire | | | | |
|---|--|----------------------|---|------------------------|-----|
| Context: | This is a greenfield site. To the north and east is residential development. To the west is site ref B/127/009, and to the south is site ref B/127/003 of which this site is also included within. | | | | |
| Site Area (Ha): | 7.86 | | | | |
| Sustainability Appraisal Assessment | | | | | |
| Sustainability Assessment Objective | Decision Aiding Prompt | Prompt Score | Commentary | Objective Score | |
| 1. To protect and enhance biodiversity and geo-diversity. | 1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site? | Green | This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required. | Amber | |
| | 1b) Does the site have any biodiversity issues? | Amber | | | |
| | 1c) Would the development impact on a local nature reserve? | Green | | | |
| | 1d) Are there any Tree Preservation Orders on the site? | Green | | | |
| | 1e) Is the development within, or does it impact on, a mineral safeguarding area? | Amber | | | |
| 2. To protect and enhance water and reduce water consumption | 2a) Is the site within a source protection zone 1, 2 or 3? | Green | The site is not located within a source protection zone. | Green | |
| 3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking. | 3a) Are there links to footpaths and cycle routes? | Red | Poor or no links to footpaths, cycle routes and the public transport network. | Red | |
| | 3b) Does the site have good connectivity to public transport? | Bus Stop | | | Red |
| | | Train Station | | | |
| 4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings | 4a) Will the development re-use brownfield land? | Red | This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required. | Amber | |
| | 4b) Is the site potentially subject to contamination or other ground condition issues? | 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? | 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? | Amber | | |
| | 7d) Will development increase the risk of flooding? | Green | | |
| | 7e) Can any increase in risk of flooding be mitigated? | Neutral | | |
| 8. To maintain and enhance the quality and character of the | 8a) Does the site have a negative impact on the setting of the National Park or AONB? | Green | The site will not have an impact on the setting of a national park or AONB. | Green |

| | | | | | |
|---|---|----------------------------------|---|--|-----|
| landscape and protect the special qualities of the AONB's and National Park. | | | | | |
| 9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves | 9a) Does the site have good connectivity to the following services and facilities? | Town Centre | Red - 6587.64 | No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Red |
| | | Industrial Estate/ Business Park | Red - 3687.01 | | |
| | | Primary School | Red - 3754.32 | | |
| | | Secondary School | Red - 7047.72 | | |
| | | Doctors | Red - 6998.87 | | |
| | | Convenience Store | Red - 3322.31 | | |
| | | Village Hall | Green - 321.84 | | |
| | | Play Area | Red - 3790.86 | | |
| | | Recreation Area | Red - 3610.63 | | |
| | | Youth Provision | Green - 372.88 | | |
| | | Outdoor Sport | Green - 419.49 | | |
| 10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage. | 10 a) Is the development in a conservation area? | Green | This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required. | Amber | |
| | 10 b) Would development affect the character and appearance of the conservation area? | Green | | | |
| | 10 c) Would development affect the setting and/or significance of a listed building? | Green | | | |
| | 10d) Will the development of the site affect non-designated heritage assets? | Amber | | | |
| | 10e) Would the development affect an important non-designated archaeological site? | Amber | | | |
| | 10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? | Green | | | |
| | 10g) Will development of the site affect the setting of an elevated conservation area? | Green | | | |

| | | | | |
|---|--|---------|---|---------|
| | 10h) Would development affect the setting of a Scheduled Ancient Monument? | Green | | |
| 11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs. | 11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people? | Neutral | The 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 significant greenfield site south of Scruton stretching from Station Road to Ham Hall Lane. Due to its rural location the site performs poorly against objective three and nine, access to sustainable forms of transport and services. However, the site is large which will allow for additional amenities to the village. The site could double the size of the settlement and have a significant impact on the character of the settlement and the setting of a heritage asset. As such the site performs poorly against objective five and ten.

| B/127/008 | OS Field 6348 Scruton North Yorkshire | | | | |
|---|---|---|---|------------------------|----------|
| Context: | This is a greenfield site. The western and southern boundary of the site follows Fleetham Lane. The east of the site borders residential development. To the north is 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 | |
| | 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 | 4a) Will the development re-use brownfield land? | Red | This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required. | Amber | |
| | 4b) Is the site potentially subject to contamination or other ground condition issues? | Green | | | |
| | 4c) Would there be loss of best and most versatile agricultural land? | Amber | | | |

| | | | | |
|--|--|---------|---|---------|
| or brownfield land | | | | |
| 5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials. | 5a) Is there scope to develop or improve green infrastructure links through the development? | Amber | This site is in a highly sensitive location, where harm caused by development cannot be mitigated. | Red |
| | 5b) Is the site prominent in any significant views towards a settlement? | Red | | |
| | 5c) What is the impact on form and character of a settlement? | Red | | |
| | 5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? | Green | | |
| | 5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land? | Green | | |
| 6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised | 6a) Will the development contain individual / communal site waste facilities / infrastructure? | Neutral | This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity. | Neutral |
| 7. To protect and improve air quality, reduce climate change and reduce the risk of flooding. | 7a) Will the development promote low and zero carbon technologies and renewable sources? | Neutral | This site 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 - 6381.19 | No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Red |
| | | Industrial Estate/ Business Park | Red - 3480.56 | | |
| | | Primary School | Red - 3342.21 | | |
| | | Secondary School | Red - 6841.27 | | |
| | | Doctors | Red - 6792.42 | | |
| | | Convenience Store | Red - 3717.21 | | |
| | | Village Hall | Green - 716.74 | | |
| | | Play Area | Red - 3584.4 | | |
| | | Recreation Area | Red - 3117.95 | | |
| | | Youth Provision | Amber - 767.78 | | |
| | | Outdoor Sport | Amber - 814.39 | | |
| 10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage. | 10 a) Is the development in a conservation area? | Green | This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required. | Amber | |
| | 10 b) Would development affect the character and appearance of the conservation area? | 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? | 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 greenfield site on the approach to Scruton, along Fleetham Lane. The site would extend Scruton beyond existing boundaries and alter the character of the settlement. Given its rural location it is also distant from services, amenities and sustainable forms of transport. The site performs poorly against objectives three, five and nine.

| B/127/009 | OS Field 7910 Hamhall Lane Scruton North Yorkshire | | | | |
|---|--|---|---|------------------------|----------|
| Context: | This is a greenfield site. The site is bounded by Hamhall Lane to the west, a dwelling and curtilage to the north, site ref B/127/007 (greenfield) to the east. The site is also included within site ref B/127/003 and B/127/004 (both greenfield). | | | | |
| Site Area (Ha): | 0.69 | | | | |
| 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 | 4a) Will the development re-use brownfield land? | Red | This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required. | Amber | |
| | 4b) Is the site potentially subject to contamination or other ground condition issues? | Green | | | |
| | 4c) Would there be loss of best and most versatile agricultural land? | Red | | | |

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

| | | | | | |
|---|---|----------------------------------|---|--|-----|
| landscape and protect the special qualities of the AONB's and National Park. | | | | | |
| 9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves | 9a) Does the site have good connectivity to the following services and facilities? | Town Centre | Red - 6142.41 | No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Red |
| | | Industrial Estate/ Business Park | Red - 3241.78 | | |
| | | Primary School | Red - 3375.67 | | |
| | | Secondary School | Red - 6602.49 | | |
| | | Doctors | Red - 6553.64 | | |
| | | Convenience Store | Red - 3684.45 | | |
| | | Village Hall | Green - 683.98 | | |
| | | Play Area | Red - 3345.63 | | |
| | | Recreation Area | Red - 3371.42 | | |
| | | Youth Provision | Green - 735.02 | | |
| | | Outdoor Sport | Amber - 781.63 | | |
| 10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage. | 10 a) Is the development in a conservation area? | Green | This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required. | Amber | |
| | 10 b) Would development affect the character and appearance of the conservation area? | Green | | | |
| | 10 c) Would development affect the setting and/or significance of a listed building? | Green | | | |
| | 10d) Will the development of the site affect non-designated heritage assets? | Amber | | | |
| | 10e) Would the development affect an important non-designated archaeological site? | Amber | | | |
| | 10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? | Green | | | |
| | 10g) Will development of the site affect the setting of an 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 edge-of-settlement site on the edge of Scruton along Hamhall Lane. The site would extend Scruton beyond existing boundaries, impacting on the character of the settlement. Given its rural location it is also distant from services, amenities and sustainable forms of transport. The site performs poorly against objectives three, five and nine.

| | | | | | |
|---|--|---------------------|---|------------------------|-----|
| PST/B/127/010 | Land West of Morton on Swale, North of A684, South of the Railway and East of Station Road, Scuton | | | | |
| Context: | This is a greenfield site which includes agricultural buildings. The northern boundary follows Wensleydale railway track, and the southern boundary follows the A684. To the west is Station Road and greenfields to the east. | | | | |
| Site Area (Ha): | 47.92 | | | | |
| Sustainability Appraisal Assessment | | | | | |
| Sustainability Assessment Objective | Decision Aiding Prompt | Prompt Score | Commentary | Objective Score | |
| 1. To protect and enhance biodiversity and geo-diversity. | 1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site? | Green | This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required. | Amber | |
| | 1b) Does the site have any biodiversity issues? | Amber | | | |
| | 1c) Would the development impact on a local nature reserve? | Green | | | |
| | 1d) Are there any Tree Preservation Orders on the site? | Green | | | |
| | 1e) Is the development within, or does it impact on, a mineral safeguarding area? | Red | | | |
| 2. To protect and enhance water and reduce water consumption | 2a) Is the site within a source protection zone 1, 2 or 3? | Green | The site is not located within a source protection zone. | Green | |
| 3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking. | 3a) Are there links to footpaths and cycle routes? | Red | Poor or no links to footpaths, cycle routes and the public transport network. | Red | |
| | 3b) Does the site have good connectivity to public transport? | Bus Stop | | | Red |
| | | Train Station | | | |
| 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 | 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 - 6118.24 | No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Red |
| | | Industrial Estate/ Business Park | Red - 3217.61 | | |
| | | Primary School | Red - 2138.25 | | |
| | | Secondary School | Red - 6604.9 | | |
| | | Doctors | Red - 6061.36 | | |
| | | Convenience Store | Red - 1401.67 | | |
| | | Village Hall | Red - 1864.79 | | |
| | | Play Area | Red - 2238.47 | | |
| | | Recreation Area | Red - 2246.52 | | |
| | | Youth Provision | Red - 1829.68 | | |
| | | Outdoor Sport | Red - 1881.69 | | |
| 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? | 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 large greenfield site along the A684 between Leeming Bar and Morton on Swale. This is a remote site distant from services, amenities and sustainable transport links. Parts of the site are within flood zone 3a and 2. Whilst the site would not impact the character of any particular settlement it does impact on the openness of the countryside between settlements. The site performs poorly against a number of sustainability objectives.

| | | | | | |
|--|--|----------------------|---|------------------------|-------|
| B/135/003 | Land And Buildings To The East Of Snape Castle Barn Snape North Yorkshire | | | | |
| Context: | This is a greenfield site with a large agricultural shed. The site is bounded to the west by listed buildings associated to Snape castle. There is a dwelling to the north, known as Snape Lodge. The eastern boundary follows a track northwards to woodland. To the south is The Avenue. | | | | |
| Site Area (Ha): | 0.46 | | | | |
| Sustainability Appraisal Assessment | | | | | |
| Sustainability Assessment Objective | Decision Aiding Prompt | Prompt Score | Commentary | Objective Score | |
| 1. To protect and enhance biodiversity and geo-diversity. | 1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site? | Green | This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required. | Amber | |
| | 1b) Does the site have any biodiversity issues? | Amber | | | |
| | 1c) Would the development impact on a local nature reserve? | Green | | | |
| | 1d) Are there any Tree Preservation Orders on the site? | Green | | | |
| | 1e) Is the development within, or does it impact on, a mineral safeguarding area? | Red | | | |
| 2. To protect and enhance water and reduce water consumption | 2a) Is the site within a source protection zone 1, 2 or 3? | Green | The site is not located within a source protection zone. | Green | |
| 3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking. | 3a) Are there links to footpaths and cycle routes? | Amber | Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to a network. | Amber | |
| | 3b) Does the site have good connectivity to public transport? | Bus Stop | | | Amber |
| | | Train Station | | | |
| 4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of | 4a) Will the development re-use brownfield land? | Red | This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required. | Amber | |
| | 4b) Is the site potentially subject to contamination or other ground condition issues? | Green | | | |
| | 4c) Would there be loss of best and most versatile agricultural | Red | | | |

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

| | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|--|-------------|---|-------------------------------------|--|----------------|--|------------------|--|---------|---|-------------------|--|--------------|--|--------------|---------------|-----------------|----------------|-----------------|--------------|---------------|---------------|---|------------|
| <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="673 443 849 517">Town Centre</td> <td data-bbox="849 443 991 517">Red - 4484.88</td> </tr> <tr> <td data-bbox="673 517 849 658">Industrial Estate/ Business Park</td> <td data-bbox="849 517 991 658">Red - 4759.16</td> </tr> <tr> <td data-bbox="673 658 849 732">Primary School</td> <td data-bbox="849 658 991 732">Amber - 634.07</td> </tr> <tr> <td data-bbox="673 732 849 806">Secondary School</td> <td data-bbox="849 732 991 806">Red - 4679.13</td> </tr> <tr> <td data-bbox="673 806 849 880">Doctors</td> <td data-bbox="849 806 991 880">Red - 3981.77</td> </tr> <tr> <td data-bbox="673 880 849 954">Convenience Store</td> <td data-bbox="849 880 991 954">Red - 5166.15</td> </tr> <tr> <td data-bbox="673 954 849 1028">Village Hall</td> <td data-bbox="849 954 991 1028">Green - 319.83</td> </tr> <tr> <td data-bbox="673 1028 849 1102">Play Area</td> <td data-bbox="849 1028 991 1102">Red - 3352.55</td> </tr> <tr> <td data-bbox="673 1102 849 1176">Recreation Area</td> <td data-bbox="849 1102 991 1176">Green - 469.43</td> </tr> <tr> <td data-bbox="673 1176 849 1249">Youth Provision</td> <td data-bbox="849 1176 991 1249">Red - 3356.5</td> </tr> <tr> <td data-bbox="673 1249 849 1312">Outdoor Sport</td> <td data-bbox="849 1249 991 1312">Red - 3465.88</td> </tr> </table> | Town Centre | Red - 4484.88 | Industrial Estate/ Business Park | Red - 4759.16 | Primary School | Amber - 634.07 | Secondary School | Red - 4679.13 | Doctors | Red - 3981.77 | Convenience Store | Red - 5166.15 | Village Hall | Green - 319.83 | Play Area | Red - 3352.55 | Recreation Area | Green - 469.43 | Youth Provision | Red - 3356.5 | Outdoor Sport | Red - 3465.88 | <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 - 4484.88 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Industrial Estate/ Business Park | Red - 4759.16 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Primary School | Amber - 634.07 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Secondary School | Red - 4679.13 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Doctors | Red - 3981.77 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Convenience Store | Red - 5166.15 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Village Hall | Green - 319.83 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Play Area | Red - 3352.55 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Recreation Area | Green - 469.43 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Youth Provision | Red - 3356.5 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Outdoor Sport | Red - 3465.88 | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.</p> | <table border="1"> <tr> <td data-bbox="426 1312 849 1386">10 a) Is the development in a conservation area?</td> <td data-bbox="849 1312 991 1386">Red</td> </tr> <tr> <td data-bbox="426 1386 849 1494">10 b) Would development affect the character and appearance of the conservation area?</td> <td data-bbox="849 1386 991 1494">Amber</td> </tr> <tr> <td data-bbox="426 1494 849 1601">10 c) Would development affect the setting and/or significance of a listed building?</td> <td data-bbox="849 1494 991 1601">Amber</td> </tr> <tr> <td data-bbox="426 1601 849 1709">10d) Will the development of the site affect non-designated heritage assets?</td> <td data-bbox="849 1601 991 1709">Amber</td> </tr> <tr> <td data-bbox="426 1709 849 1816">10e) Would the development affect an important non-designated archaeological site?</td> <td data-bbox="849 1709 991 1816">Green</td> </tr> <tr> <td data-bbox="426 1816 849 1966">10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?</td> <td data-bbox="849 1816 991 1966">Red</td> </tr> <tr> <td data-bbox="426 1966 849 2033">10g) Will development of the site affect the setting of an</td> <td data-bbox="849 1966 991 2033">Green</td> </tr> </table> | 10 a) Is the development in a conservation area? | Red | 10 b) Would development affect the character and appearance of the conservation area? | Amber | 10 c) Would development affect the setting and/or significance of a listed building? | 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? | Red | 10g) Will development of the site affect the setting of an | 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? | Red | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 b) Would development affect the character and appearance of the conservation area? | Amber | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 c) Would development affect the setting and/or significance of a listed building? | Amber | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10d) Will the development of the site affect non-designated heritage assets? | Amber | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10e) Would the development affect an important non-designated archaeological site? | Green | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? | Red | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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: | | | | |

The site includes agricultural buildings and land surrounding. The site performs poorly against objective nine as there are few services and amenities in Snape which is difficult to mitigate against.

| B/135/005 | Land And Buildings On The North Side Of Meadow Lane Snape North Yorkshire | | | |
|---|---|---------------------|---|------------------------|
| Context: | This is a greenfield site with a large agricultural shed. The site is bounded to the south by residential development. To the west, north and east are greenfields. | | | |
| Site Area (Ha): | 1.31 | | | |
| Sustainability Appraisal Assessment | | | | |
| Sustainability Assessment Objective | Decision Aiding Prompt | Prompt Score | Commentary | Objective Score |
| 1. To protect and enhance biodiversity and geo-diversity. | 1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site? | Green | This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required. | Amber |
| | 1b) Does the site have any biodiversity issues? | Amber | | |
| | 1c) Would the development impact on a local nature reserve? | Green | | |
| | 1d) Are there any Tree Preservation Orders on the site? | Green | | |
| | 1e) Is the development within, or does it impact on, a mineral safeguarding area? | Red | | |
| 2. To protect and enhance water and reduce water consumption | 2a) Is the site within a source protection zone 1, 2 or 3? | Green | The site is not located within a source protection zone. | Green |
| 3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking. | 3a) Are there links to footpaths and cycle routes? | Green | Well served by footpaths, cycle routes and the public transport network. | Green |
| | 3b) Does the site have good connectivity to public transport? | Green | | |
| 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 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 landscape and | 8a) Does the site have a negative impact on the setting of the National Park or AONB? | Amber | There is potential impact as the site is within the buffer zone as identified by Natural England. | Amber |

| | | | | | |
|---|---|----------------------------------|---|--|-----|
| protect the special qualities of the AONB's and National Park. | | | | | |
| 9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves | 9a) Does the site have good connectivity to the following services and facilities? | Town Centre | Red - 5025.56 | No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Red |
| | | Industrial Estate/ Business Park | Red - 5299.84 | | |
| | | Primary School | Green - 325.4 | | |
| | | Secondary School | Red - 5219.81 | | |
| | | Doctors | Red - 4522.45 | | |
| | | Convenience Store | Red - 4912.57 | | |
| | | Village Hall | Green - 317.54 | | |
| | | Play Area | Red - 3764.54 | | |
| | | Recreation Area | Red - 1149.53 | | |
| | | Youth Provision | Red - 3768.49 | | |
| | | Outdoor Sport | Red - 4006.56 | | |
| 10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage. | 10 a) Is the development in a conservation area? | Red | This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required. | Amber | |
| | 10 b) Would development affect the character and appearance of the conservation area? | Amber | | | |
| | 10 c) Would development affect the setting and/or significance of a listed building? | Green | | | |
| | 10d) Will the development of the site affect non-designated heritage assets? | Green | | | |
| | 10e) Would the development affect an important non-designated archaeological site? | Amber | | | |
| | 10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? | Amber | | | |
| | 10g) Will development of the site affect the setting of an elevated conservation area? | Green | | | |
| | 10h) Would development affect | Amber | | | |

| | 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 rear of Meadow Lane. The site would extend north beyond the existing building line, impacting on the character of the settlement. Given its rural location it is also distant from services and amenities. The site performs poorly against objectives five and nine.

| B/160/001 | Part O S 0004 Watlass Lane Thornton Watlass North Yorkshire | | | | |
|---|---|--|---|------------------------|----------|
| Context: | This is greenfield site. The site is surrounded by residential development to the north and west. Greenfields abut the southern and eastern boundaries. | | | | |
| Site Area (Ha): | 1.34 | | | | |
| Sustainability Appraisal Assessment | | | | | |
| Sustainability Assessment Objective | Decision Aiding Prompt | Prompt Score | Commentary | Objective Score | |
| 1. To protect and enhance biodiversity and geo-diversity. | 1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site? | Green | This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required. | Amber | |
| | 1b) Does the site have any biodiversity issues? | Amber | | | |
| | 1c) Would the development impact on a local nature reserve? | Green | | | |
| | 1d) Are there any Tree Preservation Orders on the site? | Green | | | |
| | 1e) Is the development within, or does it impact on, a mineral safeguarding area? | Red | | | |
| 2. To protect and enhance water and reduce water consumption | 2a) Is the site within a source protection zone 1, 2 or 3? | Green | The site is not located within a source protection zone. | Green | |
| 3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking. | 3a) Are there links to footpaths and cycle routes? | Red | Poor or no links to footpaths, cycle routes and the public transport network. | Red | |
| | 3b) Does the site have good connectivity to public transport? | <table border="1"> <tr> <td>Bus Stop</td> <td>Red</td> </tr> <tr> <td>Train Station</td> <td>Red</td> </tr> </table> | | | Bus Stop |
| Bus Stop | Red | | | | |
| Train Station | Red | | | | |
| 4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings or brownfield | 4a) Will the development re-use brownfield land? | Red | This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required. | Amber | |
| | 4b) Is the site potentially subject to contamination or other ground condition issues? | Green | | | |
| | 4c) Would there be loss of best and most versatile agricultural land? | 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? | Green | | |
| | 5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land? | Green | | |
| 6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised | 6a) Will the development contain individual / communal site waste facilities / infrastructure? | Neutral | This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity. | Neutral |
| 7. To protect and improve air quality, reduce climate change and reduce the risk of flooding. | 7a) Will the development promote low and zero carbon technologies and renewable sources? | Neutral | This site has a low risk of flooding and development of this site should not increase this risk. | Green |
| | 7b) Will the development have an adverse effect on air quality in the area? | Neutral | | |
| | 7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding? | Green | | |
| | 7d) Will development increase the risk of flooding? | Green | | |
| | 7e) Can any increase in risk of flooding be mitigated? | Neutral | | |
| 8. To maintain and enhance the quality and character of the landscape and | 8a) Does the site have a negative impact on the setting of the National Park or AONB? | Amber | There is potential impact as the site is within the buffer zone as identified by Natural England. | Amber |

| | | | | | |
|---|---|----------------------------------|----------------|--|-------|
| protect the special qualities of the AONB's and National Park. | | | | | |
| 9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves | 9a) Does the site have good connectivity to the following services and facilities? | Town Centre | Red - 4828.72 | No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Red |
| | | Industrial Estate/ Business Park | Red - 5109.57 | | |
| | | Primary School | Amber - 557.96 | | |
| | | Secondary School | Red - 5029.54 | | |
| | | Doctors | Red - 4715.69 | | |
| | | Convenience Store | Red - 8447.51 | | |
| | | Village Hall | Green - 438.24 | | |
| | | Play Area | Green - 570.15 | | |
| | | Recreation Area | Amber - 903.19 | | |
| | | Youth Provision | Green - 569.93 | | |
| | | Outdoor Sport | Red - 4558.74 | | |
| 10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage. | 10 a) Is the development in a conservation area? | | Amber | This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required. | Amber |
| | 10 b) Would development affect the character and appearance of the conservation area? | | Green | | |
| | 10 c) Would development affect the setting and/or significance of a listed building? | | Green | | |
| | 10d) Will the development of the site affect non-designated heritage assets? | | 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 | | 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 south of Watlass Lane. Given the rural nature of Thornton Watless the site is distant from services, amenities and sustainable transport links. The site would extend the settlement to the south east and would have a negative impact on its character. The site performs poorly against objectives three, five and nine.

| B/160/002 | OS Field 086A Watlass Lane Thornton Watlass North Yorkshire | | | | |
|---|---|---|---|------------------------|----------|
| Context: | This is a greenfield site. The southern boundary follows Watlass Lane. To the west of the site is residential development. To the north and east are greenfields. | | | | |
| Site Area (Ha): | 0.33 | | | | |
| Sustainability Appraisal Assessment | | | | | |
| Sustainability Assessment Objective | Decision Aiding Prompt | Prompt Score | Commentary | Objective Score | |
| 1. To protect and enhance biodiversity and geo-diversity. | 1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site? | Green | This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required. | Amber | |
| | 1b) Does the site have any biodiversity issues? | Amber | | | |
| | 1c) Would the development impact on a local nature reserve? | Green | | | |
| | 1d) Are there any Tree Preservation Orders on the site? | Green | | | |
| | 1e) Is the development within, or does it impact on, a mineral safeguarding area? | Red | | | |
| 2. To protect and enhance water and reduce water consumption | 2a) Is the site within a source protection zone 1, 2 or 3? | Green | The site is not located within a source protection zone. | Green | |
| 3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking. | 3a) Are there links to footpaths and cycle routes? | Red | Poor or no links to footpaths, cycle routes and the public transport network. | Red | |
| | 3b) Does the site have good connectivity to public transport? | <table border="1"> <tr> <td>Bus Stop</td> <td>Red</td> </tr> <tr> <td>Train Station</td> <td></td> </tr> </table> | | | Bus Stop |
| Bus Stop | Red | | | | |
| Train Station | | | | | |
| 4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings or brownfield | 4a) Will the development re-use brownfield land? | Red | This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required. | Amber | |
| | 4b) Is the site potentially subject to contamination or other ground condition issues? | Green | | | |
| | 4c) Would there be loss of best and most versatile agricultural land? | Amber | | | |

| | | | | |
|--|--|---------|---|---------|
| land | | | | |
| 5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials. | 5a) Is there scope to develop or improve green infrastructure links through the development? | Amber | This site is in a suitable location, given its proposed preferred use and has potential to incorporate mitigation and enhancement measures. Further assessment will be required. | Amber |
| | 5b) Is the site prominent in any significant views towards a settlement? | Amber | | |
| | 5c) What is the impact on form and character of a settlement? | Amber | | |
| | 5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? | Green | | |
| | 5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land? | Green | | |
| 6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised | 6a) Will the development contain individual / communal site waste facilities / infrastructure? | Neutral | This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity. | Neutral |
| 7. To protect and improve air quality, reduce climate change and reduce the risk of flooding. | 7a) Will the development promote low and zero carbon technologies and renewable sources? | Neutral | This site has a low risk of flooding and development of this site should not increase this risk. | Green |
| | 7b) Will the development have an adverse effect on air quality in the area? | Neutral | | |
| | 7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding? | Green | | |
| | 7d) Will development increase the risk of flooding? | Green | | |
| | 7e) Can any increase in risk of flooding be mitigated? | Neutral | | |
| 8. To maintain and enhance the quality and character of the 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 - 4825.62 | No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Red |
| | | Industrial Estate/ Business Park | Red - 5106.47 | | |
| | | Primary School | Amber - 469.45 | | |
| | | Secondary School | Red - 5026.44 | | |
| | | Doctors | Red - 4712.59 | | |
| | | Convenience Store | Red - 8444.41 | | |
| | | Village Hall | Green - 349.73 | | |
| | | Play Area | Green - 481.63 | | |
| | | Recreation Area | Red - 5968.62 | | |
| | | Youth Provision | Green - 481.42 | | |
| | | Outdoor Sport | Red - 4555.64 | | |
| 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? | 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 | 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 Watlass Lane. Given the rural nature of Thornton Watless the site is distant from services, amenities and sustainable transport links. The site would extend the settlement to the south east and would have a negative impact on its character. The site performs poorly against objectives three, five and nine.

| ALT/B/160/04 | Land to the South of Greenfields Village Farm, Thornton Watlass, North Yorkshire | | | | |
|---|--|---|---|------------------------|----------|
| Context: | This site is a touring caravan site. To the north is residential, equestrian and educational use. To the west, south and east are greenfields. | | | | |
| Site Area (Ha): | 0.64 | | | | |
| 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? | Red | | | |
| 2. To protect and enhance water and reduce water consumption | 2a) Is the site within a source protection zone 1, 2 or 3? | Green | The site is not located within a source protection zone. | Green | |
| 3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking. | 3a) Are there links to footpaths and cycle routes? | Amber | Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network. | Amber | |
| | 3b) Does the site have good connectivity to public transport? | <table border="1"> <tr> <td>Bus Stop</td> <td>Amber</td> </tr> <tr> <td>Train Station</td> <td></td> </tr> </table> | | | Bus Stop |
| Bus Stop | Amber | | | | |
| Train Station | | | | | |
| 4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings or brownfield | 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 | | | |

| | | | | |
|---|---|---------|---|---------|
| land | | | | |
| 5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials. | 5a) Is there scope to develop or improve green infrastructure links through the development? | Amber | This site is in a highly sensitive location, where harm caused by development cannot be mitigated. | Red |
| | 5b) Is the site prominent in any significant views towards a settlement? | Red | | |
| | 5c) What is the impact on form and character of a settlement? | Red | | |
| | 5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? | Green | | |
| | 5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land? | Green | | |
| 6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised | 6a) Will the development contain individual / communal site waste facilities / infrastructure? | Neutral | This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity. | Neutral |
| 7. To protect and improve air quality, reduce climate change and reduce the risk of flooding. | 7a) Will the development promote low and zero carbon technologies and renewable sources? | Neutral | This site has a low risk of flooding and development of this site should not increase this risk. | Green |
| | 7b) Will the development have an adverse effect on air quality in the area? | Neutral | | |
| | 7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding? | Green | | |
| | 7d) Will development increase the risk of flooding? | Green | | |
| | 7e) Can any increase in risk of flooding be mitigated? | Neutral | | |
| 8. To maintain and enhance the quality and character of the 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 - 5017.4 | No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Red |
| | | Industrial Estate/ Business Park | Red - 5298.25 | | |
| | | Primary School | Green - 278.12 | | |
| | | Secondary School | Red - 5218.22 | | |
| | | Doctors | Red - 4904.37 | | |
| | | Convenience Store | Red - 8866.14 | | |
| | | Village Hall | Green - 158.4 | | |
| | | Play Area | Green - 436.94 | | |
| | | Recreation Area | Red - 6390.4 | | |
| | | Youth Provision | Green - 436.73 | | |
| | | Outdoor Sport | Red - 4606.59 | | |
| 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? | | Red | This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required. | Amber |
| | 10 b) Would development affect the character and appearance of the conservation area? | | Amber | | |
| | 10 c) Would development affect the setting and/or significance of a listed building? | | Green | | |
| | 10d) Will the development of the site affect non-designated heritage assets? | | Amber | | |
| | 10e) Would the development affect an important non-designated archaeological site? | | Green | | |
| | 10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? | | Green | | |
| | 10g) Will development of the site affect the setting of an elevated conservation area? | | Green | | |
| | 10h) Would development affect | | 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 rear of the primary school. Given the rural nature of Thornton Watless the site is distant from services and amenities. The site would extend the settlement to the south west and would have a negative impact on its character. The site performs poorly against objectives five and nine.

| B/170/004 | Heron Hill West Tanfield North Yorkshire HG4 5JS | | |
|---|--|---------------------|---|
| Context: | This site contains a dwelling and curtilage. It is bounded to the west by Mowbray Terrace, the south by a dismantled railway track, and a recent housing development. To the north east are greenfields. | | |
| Site Area (Ha): | 0.35 | | |
| 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? | Amber | 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 an 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? | Amber | |
| | 4c) Would there be loss of best and most versatile agricultural land? | Red | |

| | | | | |
|--|--|---------|---|---------|
| or brownfield land | | | | |
| 5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials. | 5a) Is there scope to develop or improve green infrastructure links through the development? | Amber | This site is in a highly sensitive location, where harm caused by development cannot be mitigated. | Red |
| | 5b) Is the site prominent in any significant views towards a settlement? | Red | | |
| | 5c) What is the impact on form and character of a settlement? | Red | | |
| | 5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? | Green | | |
| | 5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land? | Green | | |
| 6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised | 6a) Will the development contain individual / communal site waste facilities / infrastructure? | Neutral | This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity. | Neutral |
| 7. To protect and improve air quality, reduce climate change and reduce the risk of flooding. | 7a) Will the development promote low and zero carbon technologies and renewable sources? | Neutral | This site has a low risk of flooding and development of this site should not increase this risk. | Green |
| | 7b) Will the development have an adverse effect on air quality in the area? | Neutral | | |
| | 7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding? | 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 - 10384.12 | The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Amber |
| | | Industrial Estate/ Business Park | Red - 10664.97 | | |
| | | Primary School | Green - 246.24 | | |
| | | Secondary School | Red - 10584.94 | | |
| | | Doctors | Red - 10047.32 | | |
| | | Convenience Store | Amber - 433.29 | | |
| | | Village Hall | Green - 448.45 | | |
| | | Play Area | Green - 454.36 | | |
| | | Recreation Area | Green - 505.94 | | |
| | | Youth Provision | Green - 451.66 | | |
| | | Outdoor Sport | Green - 471.81 | | |
| 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? | 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 on the northern approach to West Tanfield. The site does not reflect the built form of the village and as such performs poorly against objective five.

| | | | | | |
|--|---|----------------------|--|------------------------|-------|
| B/170/008 | OS Fields 3300 & 3912 Nosterfield Road West Tanfield North Yorkshire | | | | |
| Context: | This is a greenfield site. The site is bounded by residential development to the south and site ref ALT/B/170/013 (dwelling and curtilage), and Moor Lane running along the eastern boundary. The dismantled railway line is to the north, and greenfields to the west and beyond the railway line. | | | | |
| Site Area (Ha): | 1.81 | | | | |
| 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? | Red | This site is in a highly sensitive location where development would impact on a formal conservation or geodiversity designation. | Red | |
| | 1b) Does the site have any biodiversity issues? | Amber | | | |
| | 1c) Would the development impact on a local nature reserve? | Amber | | | |
| | 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? | Red | | |
| | 5c) What is the impact on form and character of a settlement? | Red | | |
| | 5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? | Green | | |
| | 5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land? | Green | | |
| 6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised | 6a) Will the development contain individual / communal site waste facilities / infrastructure? | Neutral | This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity. | Neutral |
| 7. To protect and improve air quality, reduce climate change and reduce the risk of flooding. | 7a) Will the development promote low and zero carbon technologies and renewable sources? | Neutral | This site has a low risk of flooding and development of this site should not increase this risk. | Green |
| | 7b) Will the development have an adverse effect on air quality in the area? | Neutral | | |
| | 7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding? | Green | | |
| | 7d) Will development increase the risk of flooding? | Green | | |
| | 7e) Can any increase in risk of flooding be mitigated? | Neutral | | |
| 8. To maintain and enhance the quality and | 8a) Does the site have a negative impact on the setting of the National Park or AONB? | Amber | There is potential impact as the site is within the buffer zone | Amber |

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|--|-------------|---|----------------------------------|--|----------------|--|------------------|--|---------|--|-------------------|----------------|--|----------------|-----------|----------------|-----------------|----------------|-----------------|----------------|---------------|----------------|--|--|--------------|
| <p>character of the landscape and protect the special qualities of the AONB's and National Park.</p> | | | | <p>as identified by Natural England.</p> | | | | | | | | | | | | | | | | | | | | | | | |
| <p>9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves</p> | <p>9a) Does the site have good connectivity to the following services and facilities?</p> | <table border="1"> <tr> <td data-bbox="673 443 849 551">Town Centre</td> <td data-bbox="855 443 991 551">Red - 11336.94</td> </tr> <tr> <td data-bbox="673 551 849 696">Industrial Estate/ Business Park</td> <td data-bbox="855 551 991 696">Red - 11617.8</td> </tr> <tr> <td data-bbox="673 696 849 768">Primary School</td> <td data-bbox="855 696 991 768">Amber - 932.69</td> </tr> <tr> <td data-bbox="673 768 849 875">Secondary School</td> <td data-bbox="855 768 991 875">Red - 11537.77</td> </tr> <tr> <td data-bbox="673 875 849 985">Doctors</td> <td data-bbox="855 875 991 985">Red - 11000.15</td> </tr> <tr> <td data-bbox="673 985 849 1057">Convenience Store</td> <td data-bbox="855 985 991 1057">Amber - 616.03</td> </tr> <tr> <td data-bbox="673 1057 849 1128">Village Hall</td> <td data-bbox="855 1057 991 1128">Amber - 764.02</td> </tr> <tr> <td data-bbox="673 1128 849 1200">Play Area</td> <td data-bbox="855 1128 991 1200">Amber - 769.93</td> </tr> <tr> <td data-bbox="673 1200 849 1272">Recreation Area</td> <td data-bbox="855 1200 991 1272">Green - 615.11</td> </tr> <tr> <td data-bbox="673 1272 849 1344">Youth Provision</td> <td data-bbox="855 1272 991 1344">Amber - 767.23</td> </tr> <tr> <td data-bbox="673 1344 849 1420">Outdoor Sport</td> <td data-bbox="855 1344 991 1420">Green - 570.79</td> </tr> </table> | Town Centre | Red - 11336.94 | Industrial Estate/ Business Park | Red - 11617.8 | Primary School | Amber - 932.69 | Secondary School | Red - 11537.77 | Doctors | Red - 11000.15 | Convenience Store | Amber - 616.03 | Village Hall | Amber - 764.02 | Play Area | Amber - 769.93 | Recreation Area | Green - 615.11 | Youth Provision | Amber - 767.23 | Outdoor Sport | Green - 570.79 | | <p>The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.</p> | <p>Amber</p> |
| Town Centre | Red - 11336.94 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Industrial Estate/ Business Park | Red - 11617.8 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Primary School | Amber - 932.69 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Secondary School | Red - 11537.77 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Doctors | Red - 11000.15 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Convenience Store | Amber - 616.03 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Village Hall | Amber - 764.02 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Play Area | Amber - 769.93 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Recreation Area | Green - 615.11 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Youth Provision | Amber - 767.23 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Outdoor Sport | Green - 570.79 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.</p> | <table border="1"> <tr> <td data-bbox="426 1420 849 1491">10 a) Is the development in a conservation area?</td> <td data-bbox="855 1420 991 1491">Amber</td> </tr> <tr> <td data-bbox="426 1491 849 1599">10 b) Would development affect the character and appearance of the conservation area?</td> <td data-bbox="855 1491 991 1599">Amber</td> </tr> <tr> <td data-bbox="426 1599 849 1706">10 c) Would development affect the setting and/or significance of a listed building?</td> <td data-bbox="855 1599 991 1706">Green</td> </tr> <tr> <td data-bbox="426 1706 849 1814">10d) Will the development of the site affect non-designated heritage assets?</td> <td data-bbox="855 1706 991 1814">Amber</td> </tr> <tr> <td data-bbox="426 1814 849 1921">10e) Would the development affect an important non-designated archaeological site?</td> <td data-bbox="855 1814 991 1921">Amber</td> </tr> <tr> <td data-bbox="426 1921 849 2031">10f) Will the development of the site affect a Registered Historic Park and Garden or Registered</td> <td data-bbox="855 1921 991 2031">Green</td> </tr> </table> | 10 a) Is the development in a conservation area? | Amber | 10 b) Would development affect the character and appearance of the conservation area? | Amber | 10 c) Would development affect the setting and/or significance of a listed building? | 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 | | <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? | 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 greenfield site on the edge of the settlement, west of Nosterfield Road. The site would extend the built form out to the countryside, impacting on the character of the settlement. The site is also adjacent to a Special Area of Conservation and may negatively impact the site. Therefore, the site performs poorly against objective one and five.

| | | | | |
|---|--|---|---|------------------------|
| B/170/009 | Storage Land And Buildings At The Sawmill West Tanfield North Yorkshire HG4 5JU | | | |
| Context: | This site has a number of timber sheds and is used for industrial storage. To the south of the site is a dwelling and Main Street. The site is bounded to the north by Back Lane, to the west by a timber yard and to the east by greenfield and allotments. | | | |
| Site Area (Ha): | 0.35 | | | |
| Sustainability Appraisal Assessment | | | | |
| Sustainability Assessment Objective | Decision Aiding Prompt | Prompt Score | Commentary | Objective Score |
| 1. To protect and enhance biodiversity and geo-diversity. | 1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site? | Amber | This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required. | Amber |
| | 1b) Does the site have any biodiversity issues? | Amber | | |
| | 1c) Would the development impact on a local nature reserve? | Green | | |
| | 1d) Are there any Tree Preservation Orders on the site? | Green | | |
| | 1e) Is the development within, or does it impact on, a mineral safeguarding area? | Red | | |
| 2. To protect and enhance water and reduce water consumption | 2a) Is the site within a source protection zone 1, 2 or 3? | Green | The site is not located within a source protection zone. | Green |
| 3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking. | 3a) Are there links to footpaths and cycle routes? | 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? | 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? | Red | | |

| | | | | |
|--|--|---------|---|---------|
| or brownfield land | | | | |
| 5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials. | 5a) Is there scope to develop or improve green infrastructure links through the development? | Amber | This site is in a suitable location, given its proposed preferred use and has potential to incorporate mitigation and enhancement measures. Further assessment will be required. | Amber |
| | 5b) Is the site prominent in any significant views towards a settlement? | Amber | | |
| | 5c) What is the impact on form and character of a settlement? | Amber | | |
| | 5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? | Amber | | |
| | 5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land? | Amber | | |
| 6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised | 6a) Will the development contain individual / communal site waste facilities / infrastructure? | Neutral | This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity. | Neutral |
| 7. To protect and improve air quality, reduce climate change and reduce the risk of flooding. | 7a) Will the development promote low and zero carbon technologies and renewable sources? | Neutral | This site has a low risk of flooding and development of this site should not increase this risk. | Green |
| | 7b) Will the development have an adverse effect on air quality in the area? | Neutral | | |
| | 7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding? | Green | | |
| | 7d) Will development increase the risk of flooding? | Green | | |
| | 7e) Can any increase in risk of flooding be mitigated? | Neutral | | |
| 8. To maintain and enhance the quality and character of the | 8a) Does the site have a negative impact on the setting of the National Park or AONB? | 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 - 10727.33 | The site has good access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Green |
| | | Industrial Estate/ Business Park | Red - 11008.18 | | |
| | | Primary School | Green - 323.07 | | |
| | | Secondary School | Red - 10928.15 | | |
| | | Doctors | Red - 10390.54 | | |
| | | Convenience Store | Green - 360.46 | | |
| | | Village Hall | Green - 375.61 | | |
| | | Play Area | Green - 381.53 | | |
| | | Recreation Area | Green - 433.11 | | |
| | | Youth Provision | Green - 378.83 | | |
| | | Outdoor Sport | Green - 398.98 | | |
| 10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage. | 10 a) Is the development in a conservation area? | Amber | This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required. | Amber | |
| | 10 b) Would development affect the character and appearance of the conservation area? | Amber | | | |
| | 10 c) Would development affect the setting and/or significance of a listed building? | Amber | | | |
| | 10d) Will the development of the site affect non-designated heritage assets? | Green | | | |
| | 10e) Would the development affect an important non-designated archaeological site? | Green | | | |
| | 10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? | Green | | | |

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

A previously developed site along Back Lane. The site does not have a significant negative impact against the sustainability objectives although further investigation and mitigation would be required to bring the site forward in particular looking at the neighbouring land uses.

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

| B/170/010 | Land North And East Of Bridge View Back Lane West Tanfield North Yorkshire | | WST1 | |
|---|---|---|---|------------------------|
| Context: | This is a greenfield site. To the west is a Methodist church and residential development, to the south is Back Lane and residential development. To the north is a recent housing development. To the east are greenfields. | | | |
| 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? | Amber | This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required. | Amber |
| | 1b) Does the site have any biodiversity issues? | Amber | | |
| | 1c) Would the development impact on a local nature reserve? | Green | | |
| | 1d) Are there any Tree Preservation Orders on the site? | Green | | |
| | 1e) Is the development within, or does it impact on, a mineral safeguarding area? | Red | | |
| 2. To protect and enhance water and reduce water consumption | 2a) Is the site within a source protection zone 1, 2 or 3? | Green | The site is not located within a source protection zone. | Green |
| 3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking. | 3a) Are there links to footpaths and cycle routes? | Amber | Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network. | Amber |
| | 3b) Does the site have good connectivity to public transport? | <table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table> | | |
| Bus Stop | Amber | | | |
| Train Station | | | | |
| 4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings | 4a) Will the development re-use brownfield land? | Red | This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required. | Amber |
| | 4b) Is the site potentially subject to contamination or other ground condition issues? | Green | | |
| | 4c) Would there be loss of best and most versatile agricultural land? | Red | | |

| | | | | |
|--|--|---------|---|---------|
| or brownfield land | | | | |
| 5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials. | 5a) Is there scope to develop or improve green infrastructure links through the development? | Amber | This site is in a suitable location, given its proposed preferred use and has potential to incorporate mitigation and enhancement measures. Further assessment will be required. | Amber |
| | 5b) Is the site prominent in any significant views towards a settlement? | Amber | | |
| | 5c) What is the impact on form and character of a settlement? | 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? | 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 - 10659.6 1 | The site has good access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Green |
| | | Industrial Estate/ Business Park | Red - 10940.4 6 | | |
| | | Primary School | Green - 255.35 | | |
| | | Secondary School | Red - 10860.4 3 | | |
| | | Doctors | Red - 10322.8 1 | | |
| | | Convenience Store | Green - 292.74 | | |
| | | Village Hall | Green - 307.89 | | |
| | | Play Area | Green - 313.81 | | |
| | | Recreation Area | Green - 365.39 | | |
| | | Youth Provision | Green - 311.1 | | |
| | | Outdoor Sport | Green - 331.26 | | |
| 10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage. | 10 a) Is the development in a conservation area? | Amber | This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required. | Amber | |
| | 10 b) Would development affect the character and appearance of the conservation area? | Amber | | | |
| | 10 c) Would development affect the setting and/or significance of a listed building? | 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? | Amber | | |
| 11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs. | 11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people? | Green | The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies. | Green |
| | 11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal? | Green | | |
| 12. To reduce crime and the fear of crime. | 12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour? | Neutral | This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district. | Neutral |
| 13. To provide a range of good quality employment opportunities. | 13a) Is there potential for direct jobs to be created as a result of development? | Neutral | The objective is not applicable as the site is only being considered for residential development. | Neutral |
| 14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations | 14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth? | Neutral | The objective is not applicable as the site is only being considered for residential development. | Neutral |
| Summary of Sustainability Appraisal: | | | | |

A greenfield site to the rear of properties along Mowbray Terrace south of development site (17/02311/MRC). The site performs adequately against the sustainability objectives but there are some issues that need addressing.

| ALT/B/170/0 13 | Land at Belle Vue Farm, West Tanfield, North Yorkshire | | | |
|---|---|---|---|------------------------|
| Context: | This is a greenfield site with a agricultural shed to the north west corner. The site is bounded by site ref B/170/008 (greenfield) to the north and east. Belle Vue Farm is to the south, and greenfields to the west. | | | |
| Site Area (Ha): | 0.24 | | | |
| Sustainability Appraisal Assessment | | | | |
| Sustainability Assessment Objective | Decision Aiding Prompt | Prompt Score | Commentary | Objective Score |
| 1. To protect and enhance biodiversity and geo-diversity. | 1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site? | Amber | This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required. | Amber |
| | 1b) Does the site have any biodiversity issues? | Amber | | |
| | 1c) Would the development impact on a local nature reserve? | Amber | | |
| | 1d) Are there any Tree Preservation Orders on the site? | Green | | |
| | 1e) Is the development within, or does it impact on, a mineral safeguarding area? | Red | | |
| 2. To protect and enhance water and reduce water consumption | 2a) Is the site within a source protection zone 1, 2 or 3? | Green | The site is not located within a source protection zone. | Green |
| 3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking. | 3a) Are there links to footpaths and cycle routes? | Amber | Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network. | Amber |
| | 3b) Does the site have good connectivity to public transport? | <table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table> | | |
| Bus Stop | Amber | | | |
| Train Station | | | | |
| 4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings | 4a) Will the development re-use brownfield land? | Red | This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required. | Amber |
| | 4b) Is the site potentially subject to contamination or other ground condition issues? | Green | | |
| | 4c) Would there be loss of best and most versatile agricultural land? | Red | | |

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

| | | | | | |
|---|---|----------------------------------|----------------|---|-------|
| landscape and protect the special qualities of the AONB's and National Park. | | | | England. | |
| 9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves | 9a) Does the site have good connectivity to the following services and facilities? | Town Centre | Red - 11135.89 | The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities. | Amber |
| | | Industrial Estate/ Business Park | Red - 11416.75 | | |
| | | Primary School | Amber - 731.64 | | |
| | | Secondary School | Red - 11336.72 | | |
| | | Doctors | Red - 10799.1 | | |
| | | Convenience Store | Amber - 414.98 | | |
| | | Village Hall | Green - 562.97 | | |
| | | Play Area | Green - 568.88 | | |
| | | Recreation Area | Green - 414.06 | | |
| | | Youth Provision | Green - 566.18 | | |
| | | Outdoor Sport | Green - 369.74 | | |
| 10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage. | 10 a) Is the development in a conservation area? | | Amber | This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required. | Amber |
| | 10 b) Would development affect the character and appearance of the conservation area? | | Amber | | |
| | 10 c) Would development affect the setting and/or significance of a listed building? | | Green | | |
| | 10d) Will the development of the site affect non-designated heritage assets? | | Green | | |
| | 10e) Would the development affect an important non-designated archaeological site? | | Green | | |
| | 10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? | | Green | | |
| | 10g) Will development of the | | Green | | |

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

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