
**Sustainability
Appraisal**

Site Assessments

Stokesley Area

Hambleton Local Plan

**Publication
Draft**

July 2019

Hambleton...a place to grow

HAMBLETON
DISTRICT COUNCIL

S/033/001	C W Tate And Son Free House Farm Crathorne North Yorkshire TS15 0BA				
Context:	This site is occupied by agricultural buildings. The public house, on the frontage, is excluded from the site boundary. The site is bounded by greenfields to the north, west and south, and to the east by the pub and main street through the village.				
Site Area (Ha):	0.61				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt		Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?		Amber	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?		Amber		
	1c) Would the development impact on a local nature reserve?		Green		
	1d) Are there any Tree Preservation Orders on the site?		Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?		Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?		Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?		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	Amber		
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?		Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?		Green		
	4c) Would there be loss of best and most versatile agricultural land?		Amber		

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a suitable location, given its proposed preferred use and has potential to incorporate mitigation and enhancement measures. Further assessment will be required.	Amber
	5b) Is the site prominent in any significant views towards a settlement?	Amber		
	5c) What is the impact on form and character of a settlement?	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?	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 - 11177.16	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 9512.64		
		Primary School	Red - 4359.53		
		Secondary School	Red - 11801.61		
		Doctors	Red - 4515.96		
		Convenience Store	Red - 4100.29		
		Village Hall	Green - 475.46		
		Play Area	Green - 383.36		
		Recreation Area	Red - 4827.35		
		Youth Provision	Red - 4299.03		
		Outdoor Sport	Green - 553.61		
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?		Red	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber
	10 b) Would development affect the character and appearance of the conservation area?		Amber		
	10 c) Would development affect the setting and/or significance of a listed building?		Amber		
	10d) Will the development of the site affect non-designated heritage assets?		Green		
	10e) Would the development affect an important non-designated archaeological site?		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 previously development site to the rear of Crathorne Arms. The rural location of the site means there is poor access to services and amenities. The site performs poorly against objective nine.

S/033/002	Land Adjacent Old Hall And Joiners Cottage Crathorne North Yorkshire			
Context:	This site is mainly woodland in the western portion with an open area to the east with some outbuildings on it. To the north, east and west of the site the woodland continues, with a cluster of dwellings to the south.			
Site Area (Ha):	0.27			
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?	Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		Bus Stop
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Green	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Amber		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Amber		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the quality and 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 - 10759.55	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 9095.03		
		Primary School	Red - 3941.92		
		Secondary School	Red - 11384		
		Doctors	Red - 4098.35		
		Convenience Store	Red - 3682.69		
		Village Hall	Green - 219.7		
		Play Area	Green - 305.83		
		Recreation Area	Red - 4409.74		
		Youth Provision	Red - 3942.67		
		Outdoor Sport	Green - 565.57		
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?		Red	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber
	10 b) Would development affect the character and appearance of the conservation area?		Amber		
	10 c) Would development affect the setting and/or significance of a listed building?		Amber		
	10d) Will the development of the site affect non-designated heritage assets?		Green		
	10e) Would the development affect an important non-designated archaeological site?		Amber		
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?		Green		
	10g) Will development of the site affect the setting of an		Green		

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

A heavily vegetated site adjacent to Old Hall and Joiners Cottage. The site is disconnected from the settlement and will impact the built form and could damage nearby trees. The rural location of the site means there is poor access to services and amenities. The site performs poorly against objective five and nine.

S/033/004	Land South Of Pump House Crathorne North Yorkshire			
Context:	This is a greenfield site. The site is bounded by residential development to the north, and site ref S/033/005 (traditional agricultural buildings). The south and east are abutted by greenfields.			
Site Area (Ha):	0.47			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Red	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of 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?	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?	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 - 10881.75	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 9217.23		
		Primary School	Red - 4064.12		
		Secondary School	Red - 11506.2		
		Doctors	Red - 4220.55		
		Convenience Store	Red - 3804.88		
		Village Hall	Green - 180.04		
		Play Area	Green - 121.56		
		Recreation Area	Red - 4531.93		
		Youth Provision	Red - 4064.87		
Outdoor Sport	Green - 381.3				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Amber	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Amber			
	10 c) Would development affect the setting and/or significance of a listed building?	Amber			
	10d) Will the development of the site affect non-designated heritage assets?	Amber			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an	Green			

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

A small greenfield site south of Crathorne to the rear of Pump House. The rural location of the site means there is poor access to services and amenities. The site performs poorly against objective nine.

S/033/005	Farm Buildings At Town End Farm Crathorne North Yorkshire			
Context:	This site consists of a cluster of traditional brick agricultural buildings. The site is bounded by residential curtilage to the north, and the highway onto the A19 to the west. The south is abutted by greenfields. To the east is site ref S/033/004 (greenfield).			
Site Area (Ha):	0.44			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Red	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural	Amber		

existing buildings or brownfield land	land?			
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	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?	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?	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="849 443 991 551">Red - 10988.13</td> </tr> <tr> <td data-bbox="673 551 849 696">Industrial Estate/ Business Park</td> <td data-bbox="849 551 991 696">Red - 9323.61</td> </tr> <tr> <td data-bbox="673 696 849 770">Primary School</td> <td data-bbox="849 696 991 770">Red - 4170.5</td> </tr> <tr> <td data-bbox="673 770 849 878">Secondary School</td> <td data-bbox="849 770 991 878">Red - 11612.58</td> </tr> <tr> <td data-bbox="673 878 849 952">Doctors</td> <td data-bbox="849 878 991 952">Red - 4326.93</td> </tr> <tr> <td data-bbox="673 952 849 1025">Convenience Store</td> <td data-bbox="849 952 991 1025">Red - 3911.26</td> </tr> <tr> <td data-bbox="673 1025 849 1099">Village Hall</td> <td data-bbox="849 1025 991 1099">Green - 286.43</td> </tr> <tr> <td data-bbox="673 1099 849 1173">Play Area</td> <td data-bbox="849 1099 991 1173">Green - 194.33</td> </tr> <tr> <td data-bbox="673 1173 849 1247">Recreation Area</td> <td data-bbox="849 1173 991 1247">Red - 4638.32</td> </tr> <tr> <td data-bbox="673 1247 849 1321">Youth Provision</td> <td data-bbox="849 1247 991 1321">Red - 4055.41</td> </tr> <tr> <td data-bbox="673 1321 849 1384">Outdoor Sport</td> <td data-bbox="849 1321 991 1384">Green - 309.99</td> </tr> </table>	Town Centre	Red - 10988.13	Industrial Estate/ Business Park	Red - 9323.61	Primary School	Red - 4170.5	Secondary School	Red - 11612.58	Doctors	Red - 4326.93	Convenience Store	Red - 3911.26	Village Hall	Green - 286.43	Play Area	Green - 194.33	Recreation Area	Red - 4638.32	Youth Provision	Red - 4055.41	Outdoor Sport	Green - 309.99	<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 - 10988.13																									
Industrial Estate/ Business Park	Red - 9323.61																									
Primary School	Red - 4170.5																									
Secondary School	Red - 11612.58																									
Doctors	Red - 4326.93																									
Convenience Store	Red - 3911.26																									
Village Hall	Green - 286.43																									
Play Area	Green - 194.33																									
Recreation Area	Red - 4638.32																									
Youth Provision	Red - 4055.41																									
Outdoor Sport	Green - 309.99																									
<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 1384 849 1458">10 a) Is the development in a conservation area?</td> <td data-bbox="849 1384 991 1458">Red</td> </tr> <tr> <td data-bbox="426 1458 849 1565">10 b) Would development affect the character and appearance of the conservation area?</td> <td data-bbox="849 1458 991 1565">Amber</td> </tr> <tr> <td data-bbox="426 1565 849 1673">10 c) Would development affect the setting and/or significance of a listed building?</td> <td data-bbox="849 1565 991 1673">Amber</td> </tr> <tr> <td data-bbox="426 1673 849 1780">10d) Will the development of the site affect non-designated heritage assets?</td> <td data-bbox="849 1673 991 1780">Amber</td> </tr> <tr> <td data-bbox="426 1780 849 1888">10e) Would the development affect an important non-designated archaeological site?</td> <td data-bbox="849 1780 991 1888">Green</td> </tr> <tr> <td data-bbox="426 1888 849 2031">10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?</td> <td data-bbox="849 1888 991 2031">Green</td> </tr> </table>	10 a) Is the development in a conservation area?	Red	10 b) Would development affect the character and appearance of the conservation area?	Amber	10 c) Would development affect the setting and/or significance of a listed building?	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	<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																									
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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:				

Conversion of farm buildings at Town End Farm. The rural location of the site means there is poor access to services and amenities. The site performs poorly against objective nine.

S/033/006	Grange Farm Crathorne North Yorkshire TS15 0AS		
Context:	This site is occupied by agricultural buildings. The main road through the village runs along the eastern boundary of the site. To the north, west and south are greenfields.		
Site Area (Ha):	1.32		
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?	Red	
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green	
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.
	3b) Does the site have good connectivity to public transport?	Amber	
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings or brownfield	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.
	4b) Is the site potentially subject to contamination or other ground condition issues?	Amber	
	4c) Would there be loss of best and most versatile agricultural land?	Amber	

land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a 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 is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and character of the landscape and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Amber	There is potential impact as the site is within the buffer zone as identified by Natural England.	Amber

protect the special qualities of the AONB's and National Park.																										
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	<table border="1"> <tr> <td data-bbox="673 376 849 479">Town Centre</td> <td data-bbox="855 376 984 479">Red - 11364.63</td> </tr> <tr> <td data-bbox="673 479 849 622">Industrial Estate/ Business Park</td> <td data-bbox="855 479 984 622">Red - 9700.11</td> </tr> <tr> <td data-bbox="673 622 849 696">Primary School</td> <td data-bbox="855 622 984 696">Red - 4547</td> </tr> <tr> <td data-bbox="673 696 849 799">Secondary School</td> <td data-bbox="855 696 984 799">Red - 11989.08</td> </tr> <tr> <td data-bbox="673 799 849 873">Doctors</td> <td data-bbox="855 799 984 873">Red - 4703.43</td> </tr> <tr> <td data-bbox="673 873 849 947">Convenience Store</td> <td data-bbox="855 873 984 947">Red - 4287.76</td> </tr> <tr> <td data-bbox="673 947 849 1021">Village Hall</td> <td data-bbox="855 947 984 1021">Green - 662.93</td> </tr> <tr> <td data-bbox="673 1021 849 1095">Play Area</td> <td data-bbox="855 1021 984 1095">Green - 570.83</td> </tr> <tr> <td data-bbox="673 1095 849 1169">Recreation Area</td> <td data-bbox="855 1095 984 1169">Red - 5014.82</td> </tr> <tr> <td data-bbox="673 1169 849 1243">Youth Provision</td> <td data-bbox="855 1169 984 1243">Red - 4486.5</td> </tr> <tr> <td data-bbox="673 1243 849 1312">Outdoor Sport</td> <td data-bbox="855 1243 984 1312">Green - 741.08</td> </tr> </table>	Town Centre	Red - 11364.63	Industrial Estate/ Business Park	Red - 9700.11	Primary School	Red - 4547	Secondary School	Red - 11989.08	Doctors	Red - 4703.43	Convenience Store	Red - 4287.76	Village Hall	Green - 662.93	Play Area	Green - 570.83	Recreation Area	Red - 5014.82	Youth Provision	Red - 4486.5	Outdoor Sport	Green - 741.08	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
Town Centre	Red - 11364.63																									
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10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	<table border="1"> <tr> <td data-bbox="426 1321 849 1395">10 a) Is the development in a conservation area?</td> <td data-bbox="855 1321 984 1395">Amber</td> </tr> <tr> <td data-bbox="426 1395 849 1498">10 b) Would development affect the character and appearance of the conservation area?</td> <td data-bbox="855 1395 984 1498">Amber</td> </tr> <tr> <td data-bbox="426 1498 849 1601">10 c) Would development affect the setting and/or significance of a listed building?</td> <td data-bbox="855 1498 984 1601">Green</td> </tr> <tr> <td data-bbox="426 1601 849 1704">10d) Will the development of the site affect non-designated heritage assets?</td> <td data-bbox="855 1601 984 1704">Amber</td> </tr> <tr> <td data-bbox="426 1704 849 1807">10e) Would the development affect an important non-designated archaeological site?</td> <td data-bbox="855 1704 984 1807">Green</td> </tr> <tr> <td data-bbox="426 1807 849 1910">10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?</td> <td data-bbox="855 1807 984 1910">Green</td> </tr> <tr> <td data-bbox="426 1910 849 2033">10g) Will development of the site affect the setting of an</td> <td data-bbox="855 1910 984 2033">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?	Green	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green	10g) Will development of the site affect the setting of an	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber									
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?	Green																									
10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green																									
10g) Will development of the site affect the setting of an	Green																									

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

Grange Farm to the north of Crathorne. Redevelopment and/or conversion of existing buildings will have little impact on the built form of Crathorne. However, the rural location of the site means there is poor access to services and amenities. The site performs poorly against objective nine.

S/033/007	Five Houses Farm Crathorne North Yorkshire TS15 0AY			
Context:	This site consists of a business use with some greenfield land to the north and woodland to the east and south east. The site is surrounded by greenfields to the north, east and south, with the main road to the village to the west.			
Site Area (Ha):	0.76			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Amber	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	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?	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?	Amber	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a suitable location, given its proposed preferred use and has potential to incorporate mitigation and enhancement measures. Further assessment will be required.	Amber
	5b) Is the site prominent in any significant views towards a settlement?	Amber		
	5c) What is the impact on form and character of a settlement?	Amber		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	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 - 11987.15	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 10322.63		
		Primary School	Red - 5169.52		
		Secondary School	Red - 12611.6		
		Doctors	Red - 5325.96		
		Convenience Store	Red - 4910.29		
		Village Hall	Red - 1285.45		
		Play Area	Red - 1193.35		
		Recreation Area	Red - 5637.34		
		Youth Provision	Red - 4233.48		
		Outdoor Sport	Red - 1363.6		
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?	Amber			
	10d) Will the development of the site affect non-designated heritage assets?	Amber			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an	Green			

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

A previously development site at Five Houses Farm Shop, north of Crathorne. There are no public footpath links to this site from any settlement meaning sustainable forms of transport are limited. The site is distant from amenities and services, however, employment use on the site has less impact from this. The site performs poorly against objective three.

S/057/001	OS Fields 1021 & 1511 Kirkby Lane Great Broughton North Yorkshire				
Context:	This is a greenfield site, with a pond to the north western corner. The south eastern boundary of the site runs along Kirby Lane. There is residential development on either side of the far south western and east corners. Site ref S/082/005 (greenfield) is to the north and west and greenfields to the east. Included within the site, the southern portion, is site ref ALT/S/057/021 (greenfield).				
Site Area (Ha):	3.12				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Green			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Well served by footpaths, cycle routes and the public transport network.	Green	
	3b) Does the site have good connectivity to public transport?	Bus Stop			Green
		Train Station			
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green			
	4c) Would there be loss of best	Amber			

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

<p>quality and character of the landscape and protect the special qualities of the AONB's and National Park.</p>	<p>National Park or AONB?</p>			<p>within the buffer zone as identified by Natural England.</p>																							
<p>9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves</p>	<p>9a) Does the site have good connectivity to the following services and facilities?</p>	<table border="1"> <tr> <td data-bbox="673 488 849 551">Town Centre</td> <td data-bbox="855 488 991 551">Red - 3680.18</td> </tr> <tr> <td data-bbox="673 551 849 696">Industrial Estate/ Business Park</td> <td data-bbox="855 551 991 696">Red - 2477.75</td> </tr> <tr> <td data-bbox="673 696 849 768">Primary School</td> <td data-bbox="855 696 991 768">Green - 352.16</td> </tr> <tr> <td data-bbox="673 768 849 840">Secondary School</td> <td data-bbox="855 768 991 840">Red - 3251.34</td> </tr> <tr> <td data-bbox="673 840 849 911">Doctors</td> <td data-bbox="855 840 991 911">Red - 3998.55</td> </tr> <tr> <td data-bbox="673 911 849 983">Convenience Store</td> <td data-bbox="855 911 991 983">Red - 7528.66</td> </tr> <tr> <td data-bbox="673 983 849 1055">Village Hall</td> <td data-bbox="855 983 991 1055">Green - 670.18</td> </tr> <tr> <td data-bbox="673 1055 849 1126">Play Area</td> <td data-bbox="855 1055 991 1126">Green - 395.8</td> </tr> <tr> <td data-bbox="673 1126 849 1198">Recreation Area</td> <td data-bbox="855 1126 991 1198">Green - 427.25</td> </tr> <tr> <td data-bbox="673 1198 849 1270">Youth Provision</td> <td data-bbox="855 1198 991 1270">Green - 397.67</td> </tr> <tr> <td data-bbox="673 1270 849 1341">Outdoor Sport</td> <td data-bbox="855 1270 991 1341">Green - 534.32</td> </tr> </table>	Town Centre	Red - 3680.18	Industrial Estate/ Business Park	Red - 2477.75	Primary School	Green - 352.16	Secondary School	Red - 3251.34	Doctors	Red - 3998.55	Convenience Store	Red - 7528.66	Village Hall	Green - 670.18	Play Area	Green - 395.8	Recreation Area	Green - 427.25	Youth Provision	Green - 397.67	Outdoor Sport	Green - 534.32		<p>The site has good access to adequate leisure facilities, recreational activities, health services, education and training opportunities.</p>	<p>Green</p>
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	site affect the setting of an elevated conservation area?			
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site north of Kirkby Lane between Kirkby in Cleveland and Great Broughton. This site would connect the two settlements, having a negative impact on the character of both. The site performs poorly against objective five.

S/057/002	Land To West Of 38 The Holme Great Broughton North Yorkshire			
Context:	This is a greenfield site. There is a large pond in the west of the site. Residential development is to the east of the site, with site ref S/057/009 (greenfield) to the west. There are greenfields to the north and south.			
Site Area (Ha):	0.89			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	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?	Amber		

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

landscape and protect the special qualities of the AONB's and National Park.				England.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 4205.99	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 3415.51		
		Primary School	Amber - 906.77		
		Secondary School	Red - 3843.31		
		Doctors	Red - 4524.36		
		Convenience Store	Red - 7676.11		
		Village Hall	Green - 690.67		
		Play Area	Amber - 831.94		
		Recreation Area	Amber - 814.13		
		Youth Provision	Amber - 831.96		
Outdoor Sport	Amber - 1010.19				
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			
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	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 west of Great Broughton to the rear of properties along The Holme. The site does not reflect the linear built form of the settlement and would impact the character of Great Broughton. The site performs poorly against objective five.

S/057/003	Land South East Of Cricket Ground Kirkby Lane Great Broughton North Yorkshire				
Context:	This is a greenfield site. The site is bounded by residential development to the south east. The cricket ground is to the north west, and the access road from Kirkby Lane to this to the west of the site boundary. Site ref S/057/012 (greenfield) is to the north east.				
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?	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?	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 is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Amber	There is potential impact as the site is within the buffer zone	Amber

<p>character of the landscape and protect the special qualities of the AONB's and National Park.</p>			<p>as identified by Natural England.</p>																							
<p>9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves</p>	<p>9a) Does the site have good connectivity to the following services and facilities?</p>	<table border="1"> <tr> <td data-bbox="673 443 849 517">Town Centre</td> <td data-bbox="849 443 991 517">Red - 3947.71</td> </tr> <tr> <td data-bbox="673 517 849 658">Industrial Estate/ Business Park</td> <td data-bbox="849 517 991 658">Red - 2745.28</td> </tr> <tr> <td data-bbox="673 658 849 732">Primary School</td> <td data-bbox="849 658 991 732">Green - 236.54</td> </tr> <tr> <td data-bbox="673 732 849 806">Secondary School</td> <td data-bbox="849 732 991 806">Red - 3518.87</td> </tr> <tr> <td data-bbox="673 806 849 880">Doctors</td> <td data-bbox="849 806 991 880">Red - 4266.07</td> </tr> <tr> <td data-bbox="673 880 849 954">Convenience Store</td> <td data-bbox="849 880 991 954">Red - 7528.79</td> </tr> <tr> <td data-bbox="673 954 849 1028">Village Hall</td> <td data-bbox="849 954 991 1028">Green - 543.35</td> </tr> <tr> <td data-bbox="673 1028 849 1102">Play Area</td> <td data-bbox="849 1028 991 1102">Green - 201.44</td> </tr> <tr> <td data-bbox="673 1102 849 1176">Recreation Area</td> <td data-bbox="849 1102 991 1176">Green - 232.88</td> </tr> <tr> <td data-bbox="673 1176 849 1249">Youth Provision</td> <td data-bbox="849 1176 991 1249">Green - 203.31</td> </tr> <tr> <td data-bbox="673 1249 849 1317">Outdoor Sport</td> <td data-bbox="849 1249 991 1317">Green - 166.1</td> </tr> </table>	Town Centre	Red - 3947.71	Industrial Estate/ Business Park	Red - 2745.28	Primary School	Green - 236.54	Secondary School	Red - 3518.87	Doctors	Red - 4266.07	Convenience Store	Red - 7528.79	Village Hall	Green - 543.35	Play Area	Green - 201.44	Recreation Area	Green - 232.88	Youth Provision	Green - 203.31	Outdoor Sport	Green - 166.1	<p>The site has good access to adequate leisure facilities, recreational activities, health services, education and training opportunities.</p>	<p>Green</p>
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	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 adjacent to cricket ground and to the rear of properties at Kirkby Lane. The built form of Kirkby in Cleveland and Great Broughton comprises of linear street patterns. This development would stretch development away from this linear pattern and impact the character of the settlement. The site performs poorly against objective five.

S/057/004	Land To West Of Holmewood Kirkby Lane Great Broughton North Yorkshire				
Context:	This is a greenfield site. There is a small portion of woodland off to the south east corner, but not included in the site area. The site is bounded by Kirkby Lane to the north, and residential development to the east and south. Site ref ALT/S/057/017a (greenfield) is to the west. The site is also included within a larger site ref ALT/S/057/020 (greenfield/education/woodland).				
Site Area (Ha):	0.37				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Green			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Well served by footpaths, cycle routes and the public transport network.	Green	
	3b) Does the site have good connectivity to public transport?	Bus Stop			Green
		Train Station			
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Amber			
	4c) Would there be loss of best	Amber			

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

<p>quality and character of the landscape and protect the special qualities of the AONB's and National Park.</p>	<p>National Park or AONB?</p>			<p>within the buffer zone as identified by Natural England.</p>																							
<p>9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves</p>	<p>9a) Does the site have good connectivity to the following services and facilities?</p>	<table border="1"> <tr> <td data-bbox="673 488 849 551">Town Centre</td> <td data-bbox="849 488 991 551">Red - 3817.49</td> </tr> <tr> <td data-bbox="673 551 849 696">Industrial Estate/ Business Park</td> <td data-bbox="849 551 991 696">Red - 2751.15</td> </tr> <tr> <td data-bbox="673 696 849 768">Primary School</td> <td data-bbox="849 696 991 768">Green - 242.41</td> </tr> <tr> <td data-bbox="673 768 849 840">Secondary School</td> <td data-bbox="849 768 991 840">Red - 3454.81</td> </tr> <tr> <td data-bbox="673 840 849 911">Doctors</td> <td data-bbox="849 840 991 911">Red - 4135.85</td> </tr> <tr> <td data-bbox="673 911 849 983">Convenience Store</td> <td data-bbox="849 911 991 983">Red - 7287.6</td> </tr> <tr> <td data-bbox="673 983 849 1055">Village Hall</td> <td data-bbox="849 983 991 1055">Green - 302.17</td> </tr> <tr> <td data-bbox="673 1055 849 1126">Play Area</td> <td data-bbox="849 1055 991 1126">Green - 167.58</td> </tr> <tr> <td data-bbox="673 1126 849 1198">Recreation Area</td> <td data-bbox="849 1126 991 1198">Green - 149.78</td> </tr> <tr> <td data-bbox="673 1198 849 1270">Youth Provision</td> <td data-bbox="849 1198 991 1270">Green - 167.6</td> </tr> <tr> <td data-bbox="673 1270 849 1341">Outdoor Sport</td> <td data-bbox="849 1270 991 1341">Green - 345.84</td> </tr> </table>	Town Centre	Red - 3817.49	Industrial Estate/ Business Park	Red - 2751.15	Primary School	Green - 242.41	Secondary School	Red - 3454.81	Doctors	Red - 4135.85	Convenience Store	Red - 7287.6	Village Hall	Green - 302.17	Play Area	Green - 167.58	Recreation Area	Green - 149.78	Youth Provision	Green - 167.6	Outdoor Sport	Green - 345.84		<p>The site has good access to adequate leisure facilities, recreational activities, health services, education and training opportunities.</p>	<p>Green</p>
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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:				

Greenfield site to the west of Holmewood, south of Kirkby Lane adjacent to play area and playing pitches. The site performs adequately against the sustainability objectives but there are some issues that need addressing.

S/057/005	OS Field 9348 Back Lane Great Broughton North Yorkshire			
Context:	This is a greenfield site with a cluster of agricultural buildings in the south of the site. The site is bounded by greenfields to the north, east and south, with Back Lane running along the western boundary.			
Site Area (Ha):	1.83			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Amber		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	<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?	Green		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Amber	There is potential impact as the site is within the buffer zone as identified by Natural	Amber

landscape and protect the special qualities of the AONB's and National Park.				England.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 3518.74	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 2878.99		
		Primary School	Amber - 858.67		
		Secondary School	Red - 3156.06		
		Doctors	Red - 3837.11		
		Convenience Store	Red - 6988.86		
		Village Hall	Green - 396.14		
		Play Area	Amber - 783.84		
		Recreation Area	Amber - 766.04		
		Youth Provision	Amber - 783.87		
		Outdoor Sport	Amber - 962.1		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	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			
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	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an 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 east of Great Broughton, south of Roseworth. This site would extend Great Broughton out into the countryside changing the character of the settlement. The site performs poorly against objective five.

S/057/006	Land North Of 2 High Street Great Broughton North Yorkshire				
Context:	This is a greenfield site. The site boundary does not included the livestock buildings to the south. To the east of the site is the B1257, and to the west is site ref ALT/S/057/016 (greenfield). To the north is greenfield and south residential development.				
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			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?	Amber		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Amber		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site has a low risk of flooding and development of this site should not increase this risk.	Green
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Green		
	7d) Will development increase the risk of flooding?	Green		
	7e) Can any increase in risk of flooding be mitigated?	Neutral		
8. To maintain and enhance the quality and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	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="673 443 849 517">Town Centre</td> <td data-bbox="849 443 991 517">Red - 3092.7</td> </tr> <tr> <td data-bbox="673 517 849 658">Industrial Estate/ Business Park</td> <td data-bbox="849 517 991 658">Red - 2452.94</td> </tr> <tr> <td data-bbox="673 658 849 732">Primary School</td> <td data-bbox="849 658 991 732">Amber - 1001.91</td> </tr> <tr> <td data-bbox="673 732 849 806">Secondary School</td> <td data-bbox="849 732 991 806">Red - 2730.01</td> </tr> <tr> <td data-bbox="673 806 849 880">Doctors</td> <td data-bbox="849 806 991 880">Red - 3411.06</td> </tr> <tr> <td data-bbox="673 880 849 954">Convenience Store</td> <td data-bbox="849 880 991 954">Red - 6562.81</td> </tr> <tr> <td data-bbox="673 954 849 1028">Village Hall</td> <td data-bbox="849 954 991 1028">Green - 577.59</td> </tr> <tr> <td data-bbox="673 1028 849 1102">Play Area</td> <td data-bbox="849 1028 991 1102">Amber - 927.09</td> </tr> <tr> <td data-bbox="673 1102 849 1176">Recreation Area</td> <td data-bbox="849 1102 991 1176">Amber - 909.28</td> </tr> <tr> <td data-bbox="673 1176 849 1249">Youth Provision</td> <td data-bbox="849 1176 991 1249">Amber - 927.11</td> </tr> <tr> <td data-bbox="673 1249 849 1312">Outdoor Sport</td> <td data-bbox="849 1249 991 1312">Amber - 1105.34</td> </tr> </table>	Town Centre	Red - 3092.7	Industrial Estate/ Business Park	Red - 2452.94	Primary School	Amber - 1001.91	Secondary School	Red - 2730.01	Doctors	Red - 3411.06	Convenience Store	Red - 6562.81	Village Hall	Green - 577.59	Play Area	Amber - 927.09	Recreation Area	Amber - 909.28	Youth Provision	Amber - 927.11	Outdoor Sport	Amber - 1105.34	<p>The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.</p>	<p>Amber</p>
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	elevated conservation area?			
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A small greenfield site on the north edge of Great Broughton, off Hallgarth. This site would extend Great Broughton north beyond the existing building line, changing the character of the settlement. The site performs poorly against objective five.

S/057/007	Land North West Of Creyke Nest Farm Stokesley North Yorkshire			
Context:	This is a greenfield site. There is industrial use to the north, and greenfields to the west, east and south. Site ref S/057/013 (agricultural unit) abuts the north eastern corner. There are additional agricultural units to the south eastern corner and south western corner.			
Site Area (Ha):	6.19			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to 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	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 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?	Red		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	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="673 443 849 517">Town Centre</td> <td data-bbox="855 443 991 517">Red - 2506.8</td> </tr> <tr> <td data-bbox="673 517 849 658">Industrial Estate/ Business Park</td> <td data-bbox="855 517 991 658">Amber - 1304.37</td> </tr> <tr> <td data-bbox="673 658 849 732">Primary School</td> <td data-bbox="855 658 991 732">Red - 2526.97</td> </tr> <tr> <td data-bbox="673 732 849 806">Secondary School</td> <td data-bbox="855 732 991 806">Red - 2077.96</td> </tr> <tr> <td data-bbox="673 806 849 880">Doctors</td> <td data-bbox="855 806 991 880">Red - 2825.16</td> </tr> <tr> <td data-bbox="673 880 849 954">Convenience Store</td> <td data-bbox="855 880 991 954">Red - 6355.28</td> </tr> <tr> <td data-bbox="673 954 849 1028">Village Hall</td> <td data-bbox="855 954 991 1028">Red - 1774.52</td> </tr> <tr> <td data-bbox="673 1028 849 1102">Play Area</td> <td data-bbox="855 1028 991 1102">Red - 2570.61</td> </tr> <tr> <td data-bbox="673 1102 849 1176">Recreation Area</td> <td data-bbox="855 1102 991 1176">Red - 2602.05</td> </tr> <tr> <td data-bbox="673 1176 849 1249">Youth Provision</td> <td data-bbox="855 1176 991 1249">Red - 2572.48</td> </tr> <tr> <td data-bbox="673 1249 849 1317">Outdoor Sport</td> <td data-bbox="855 1249 991 1317">Red - 2384.41</td> </tr> </table>	Town Centre	Red - 2506.8	Industrial Estate/ Business Park	Amber - 1304.37	Primary School	Red - 2526.97	Secondary School	Red - 2077.96	Doctors	Red - 2825.16	Convenience Store	Red - 6355.28	Village Hall	Red - 1774.52	Play Area	Red - 2570.61	Recreation Area	Red - 2602.05	Youth Provision	Red - 2572.48	Outdoor Sport	Red - 2384.41	<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 - 2506.8																									
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Outdoor Sport	Red - 2384.41																									
<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 1317 849 1391">10 a) Is the development in a conservation area?</td> <td data-bbox="855 1317 991 1391">Green</td> </tr> <tr> <td data-bbox="426 1391 849 1494">10 b) Would development affect the character and appearance of the conservation area?</td> <td data-bbox="855 1391 991 1494">Green</td> </tr> <tr> <td data-bbox="426 1494 849 1597">10 c) Would development affect the setting and/or significance of a listed building?</td> <td data-bbox="855 1494 991 1597">Green</td> </tr> <tr> <td data-bbox="426 1597 849 1700">10d) Will the development of the site affect non-designated heritage assets?</td> <td data-bbox="855 1597 991 1700">Green</td> </tr> <tr> <td data-bbox="426 1700 849 1803">10e) Would the development affect an important non-designated archaeological site?</td> <td data-bbox="855 1700 991 1803">Amber</td> </tr> <tr> <td data-bbox="426 1803 849 1906">10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?</td> <td data-bbox="855 1803 991 1906">Green</td> </tr> <tr> <td data-bbox="426 1906 849 2031">10g) Will development of the site affect the setting of an</td> <td data-bbox="855 1906 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 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																									
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10g) Will development of the site affect the setting of an	Green																									

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

A greenfield extension to Stokesley Business Park. The site is poorly located for access to services and amenities, however, as it is proposed for employment use this site has less of an impact on this objective. The site performs adequately against the sustainability objectives but there are some issues that need addressing.

S/057/007a	Land North West Of Creyke Nest Farm Stokesley North Yorkshire			
Context:	This is a greenfield site. There is industrial use to the north, and greenfields to the west, east and south. Site ref S/057/013 (agricultural unit) abuts the north eastern corner. There is also an agricultural unit and terrace of cottages to the south western corner. The south of the site abuts the larger site ref S/057/007.			
Site Area (Ha):	4.06			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	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	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 likely to be appropriate for development.	Green
	5b) Is the site prominent in any significant views towards a settlement?	Green		
	5c) What is the impact on form and character of a settlement?	Green		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	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="673 443 849 517">Town Centre</td> <td data-bbox="849 443 991 517">Red - 2326.04</td> </tr> <tr> <td data-bbox="673 517 849 658">Industrial Estate/ Business Park</td> <td data-bbox="849 517 991 658">Red - 1686.29</td> </tr> <tr> <td data-bbox="673 658 849 732">Primary School</td> <td data-bbox="849 658 991 732">Red - 2408.07</td> </tr> <tr> <td data-bbox="673 732 849 806">Secondary School</td> <td data-bbox="849 732 991 806">Red - 1963.36</td> </tr> <tr> <td data-bbox="673 806 849 880">Doctors</td> <td data-bbox="849 806 991 880">Red - 1963.36</td> </tr> <tr> <td data-bbox="673 880 849 954">Convenience Store</td> <td data-bbox="849 880 991 954">Red - 1957.7</td> </tr> <tr> <td data-bbox="673 954 849 1028">Village Hall</td> <td data-bbox="849 954 991 1028">Red - 1686.29</td> </tr> <tr> <td data-bbox="673 1028 849 1102">Play Area</td> <td data-bbox="849 1028 991 1102">Red - 2465.09</td> </tr> <tr> <td data-bbox="673 1102 849 1176">Recreation Area</td> <td data-bbox="849 1102 991 1176">Red - 2447.28</td> </tr> <tr> <td data-bbox="673 1176 849 1249">Youth Provision</td> <td data-bbox="849 1176 991 1249">Red - 2465.11</td> </tr> <tr> <td data-bbox="673 1249 849 1317">Outdoor Sport</td> <td data-bbox="849 1249 991 1317">Red - 1301.83</td> </tr> </table>	Town Centre	Red - 2326.04	Industrial Estate/ Business Park	Red - 1686.29	Primary School	Red - 2408.07	Secondary School	Red - 1963.36	Doctors	Red - 1963.36	Convenience Store	Red - 1957.7	Village Hall	Red - 1686.29	Play Area	Red - 2465.09	Recreation Area	Red - 2447.28	Youth Provision	Red - 2465.11	Outdoor Sport	Red - 1301.83	<p>No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.</p>	<p>Red</p>
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<p>10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.</p>	<table border="1"> <tr> <td data-bbox="426 1317 849 1391">10 a) Is the development in a conservation area?</td> <td data-bbox="849 1317 991 1391">Green</td> </tr> <tr> <td data-bbox="426 1391 849 1496">10 b) Would development affect the character and appearance of the conservation area?</td> <td data-bbox="849 1391 991 1496">Green</td> </tr> <tr> <td data-bbox="426 1496 849 1601">10 c) Would development affect the setting and/or significance of a listed building?</td> <td data-bbox="849 1496 991 1601">Green</td> </tr> <tr> <td data-bbox="426 1601 849 1706">10d) Will the development of the site affect non-designated heritage assets?</td> <td data-bbox="849 1601 991 1706">Green</td> </tr> <tr> <td data-bbox="426 1706 849 1812">10e) Would the development affect an important non-designated archaeological site?</td> <td data-bbox="849 1706 991 1812">Amber</td> </tr> <tr> <td data-bbox="426 1812 849 1966">10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?</td> <td data-bbox="849 1812 991 1966">Green</td> </tr> <tr> <td data-bbox="426 1966 849 2031">10g) Will development of the site affect the setting of an</td> <td data-bbox="849 1966 991 2031">Green</td> </tr> </table>	10 a) Is the development in a conservation area?	Green	10 b) Would development affect the character and appearance of the conservation area?	Green	10 c) Would development affect the setting and/or significance of a listed building?	Green	10d) Will the development of the site affect non-designated heritage assets?	Green	10e) Would the development affect an important non-designated archaeological site?	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																									
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10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green																									
10g) Will development of the site affect the setting of an	Green																									

	elevated conservation area?			
	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	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 extension to Stokesley Business Park. The site is poorly located for access to services and amenities, however, as it is proposed for employment use this site has less of an impact on this objective. The site performs adequately against the sustainability objectives but there are some issues that need addressing.

S/057/007b	Land North West of Creyke Nest Farm and Broughton Bridge Farm, Stokesley		STK1	
Context:	This is a greenfield site. There is industrial use to the north, and greenfields to the west, east and south. Site ref S/057/013 (agricultural unit) abuts the north eastern corner. There is also an agricultural unit and terrace of cottages to the south western corner. The south of the site abuts the larger site ref S/057/007.			
Site Area (Ha):	4.56			
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?	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	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 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	The site is in a vulnerable location, development of the site may increase the risk of flooding on site or elsewhere which mitigation cannot negate.	Red
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Red		
	7d) Will development increase the risk of flooding?	Red		
	7e) Can any increase in risk of flooding be mitigated?	Red		
8. To maintain and enhance the quality and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or	Green

character of the landscape and protect the special qualities of the AONB's and National Park.				AONB.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 2328.57	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 1688.82		
		Primary School	Red - 2410.59		
		Secondary School	Red - 1965.89		
		Doctors	Red - 2646.94		
		Convenience Store	Red - 1960.23		
		Village Hall	Red - 2118.12		
		Play Area	Red - 2467.62		
		Recreation Area	Red - 2449.81		
		Youth Provision	Red - 2467.64		
Outdoor Sport	Red - 1304.36				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an	Green			

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

A greenfield extension to Stokesley Business Park. The site is poorly located for access to services and amenities, however, as it is proposed for employment use this site has less of an impact on this objective. The eastern edge of the site falls in flood zone 2 and 3 but this will be easily avoided through site design. The site performs adequately against the sustainability objectives but there are some issues that need addressing.

S/057/008	Land North Of Broughton Grange Farm High Street Great Broughton North Yorkshire			
Context:	This is a greenfield site. To the western and southern boundary is Holme Beck. Beyond the Holme Beck, to the south, is residential development, and to the west, an agricultural unit. To the east is High Street and to the north is residential development and greenfield.			
Site Area (Ha):	2.69			
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?	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 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	The site is in a vulnerable location, development of the site may increase the risk of flooding on site or elsewhere which mitigation cannot negate.	Red
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Red		
	7d) Will development increase the risk of flooding?	Red		
	7e) Can any increase in risk of flooding be mitigated?	Red		
8. To maintain and enhance the quality and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	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>Town Centre</td> <td>Red - 4316.32</td> </tr> <tr> <td>Industrial Estate/ Business Park</td> <td>Red - 3676.57</td> </tr> <tr> <td>Primary School</td> <td>Amber - 1169.88</td> </tr> <tr> <td>Secondary School</td> <td>Red - 3953.64</td> </tr> <tr> <td>Doctors</td> <td>Red - 4634.69</td> </tr> <tr> <td>Convenience Store</td> <td>Red - 7786.44</td> </tr> <tr> <td>Village Hall</td> <td>Amber - 801</td> </tr> <tr> <td>Play Area</td> <td>Amber - 1095.05</td> </tr> <tr> <td>Recreation Area</td> <td>Amber - 1077.24</td> </tr> <tr> <td>Youth Provision</td> <td>Amber - 1095.07</td> </tr> <tr> <td>Outdoor Sport</td> <td>Red - 1273.3</td> </tr> </table>	Town Centre	Red - 4316.32	Industrial Estate/ Business Park	Red - 3676.57	Primary School	Amber - 1169.88	Secondary School	Red - 3953.64	Doctors	Red - 4634.69	Convenience Store	Red - 7786.44	Village Hall	Amber - 801	Play Area	Amber - 1095.05	Recreation Area	Amber - 1077.24	Youth Provision	Amber - 1095.07	Outdoor Sport	Red - 1273.3		<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 - 4316.32																										
Industrial Estate/ Business Park	Red - 3676.57																										
Primary School	Amber - 1169.88																										
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<p>10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.</p>	<table border="1"> <tr> <td>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 site affect the setting of an</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 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?	Amber																										
10d) Will the development of the site affect non-designated heritage assets?	Green																										
10e) Would the development affect an important non-designated archaeological site?	Amber																										
10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green																										
10g) Will development of the site affect the setting of an	Green																										

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

A greenfield site south of Great Broughton. Part of the site along High Street currently has permission for 26 dwellings, which has commenced on site. The southern and western edge of the site fall within flood zone 2 and 3 so should be avoided through site design. Being on the edge of the settlement the site has poor access to some services and amenities. The site performs poorly against objective nine.

S/057/009	OS Fields 5386 And 6800 The Holme Great Broughton North Yorkshire			
Context:	This is a greenfield site. To the south of the site is site ref ALT/S/057/022/G (woodland) and to the north and west are greenfields. To the north east is site ref S/057/002 (greenfield).			
Site Area (Ha):	1.66			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	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?	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?	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 - 4307.3	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 3516.82		
		Primary School	Amber - 1008.08		
		Secondary School	Red - 3944.62		
		Doctors	Red - 4625.67		
		Convenience Store	Red - 7777.42		
		Village Hall	Amber - 791.98		
		Play Area	Amber - 933.25		
		Recreation Area	Amber - 915.45		
		Youth Provision	Amber - 933.27		
Outdoor Sport	Amber - 1111.51				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Amber	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Amber			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Amber			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

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

A greenfield site north of Millennium Wood. The is not connected to the main settlement so would have a disproportionate effect on the character of the settlement. The site performs poorly against objective five.

S/057/010	Land And Buildings On The East Side Of High Street Great Broughton North Yorkshire			
Context:	This is a greenfield site. The site is bounded by site ref ALT/S/057/015 (leisure/caravan site) to the south west. To the north west is residential development. To the south and east are greenfields. To the north is Ingleby Road.			
Site Area (Ha):	4.33			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	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?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Green		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Amber	There is potential impact as the site is within the buffer zone as identified by Natural	Amber

landscape and protect the special qualities of the AONB's and National Park.				England.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 3810.85	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 3171.1		
		Primary School	Amber - 811.43		
		Secondary School	Red - 3448.17		
		Doctors	Red - 4129.22		
		Convenience Store	Red - 7280.97		
		Village Hall	Green - 348.9		
		Play Area	Green - 736.61		
		Recreation Area	Green - 718.8		
		Youth Provision	Green - 736.63		
Outdoor Sport	Amber - 914.86				
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?		Amber	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber
	10 b) Would development affect the character and appearance of the conservation area?		Amber		
	10 c) Would development affect the setting and/or significance of a listed building?		Green		
	10d) Will the development of the site affect non-designated heritage assets?		Amber		
	10e) Would the development affect an important non-designated archaeological site?		Amber		
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?		Green		
	10g) Will development of the site affect the setting of an elevated conservation area?		Green		

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

A greenfield site east of High Street, south of Ingleby Road. Whilst the site does reflect the linear settlement pattern, it extends the site out along Ingleby Road which will change the form and character of Great Broughton. The site performs poorly against objective five.

S/057/011	18 The Holme Great Broughton North Yorkshire TS9 7HF			
Context:	This is a greenfield site with a single dwelling and curtilage. The site is bounded by greenfield to the west and south, and residential development to the north and east.			
Site Area (Ha):	1.70			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	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 is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and character of the landscape and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Amber	There is potential impact as the site is within the buffer zone as identified by Natural England.	Amber

protect the special qualities of the AONB's and National Park.					
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 4003.3	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 3105.15		
		Primary School	Amber - 596.41		
		Secondary School	Red - 3640.62		
		Doctors	Red - 4321.66		
		Convenience Store	Red - 7473.42		
		Village Hall	Green - 487.98		
		Play Area	Green - 521.58		
		Recreation Area	Green - 503.77		
		Youth Provision	Green - 521.6		
		Outdoor Sport	Green - 699.83		
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?		Amber	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber
	10 b) Would development affect the character and appearance of the conservation area?		Amber		
	10 c) Would development affect the setting and/or significance of a listed building?		Amber		
	10d) Will the development of the site affect non-designated heritage assets?		Green		
	10e) Would the development affect an important non-designated archaeological site?		Amber		
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?		Green		
	10g) Will development of the site affect the setting of an elevated conservation area?		Green		
	10h) Would development affect		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 recreation purposes.	Neutral
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Neutral		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for a new Public Right of Way	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 a new Public Right of Way	Neutral
Summary of Sustainability Appraisal:				

A greenfield site to the rear of properties along the Holme. Depending on site design and proposed landscaping the site should fit within the character of the settlement. The site performs adequately against the sustainability objectives but there are some issues that need addressing.

S/057/012	OS Fields 2583, 2768, 3555 & 4244 Kirkby Lane Great Broughton North Yorkshire			
Context:	This is a greenfield site. The site is bounded by sites ref S/057/003 and ALT/S/057/024 (both greenfield) to the south, site ref S/082/005 (greenfield) and the cricket ground to the west. There are greenfields to the north, north west and north east. Broughton Beck follows the eastern boundary.			
Site Area (Ha):	10.07			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Amber		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural	Amber		

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

character of the landscape and protect the special qualities of the AONB's and National Park.			as identified by Natural England.		
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 3525.84	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 2886.09		
		Primary School	Amber - 1112.52		
		Secondary School	Red - 3163.16		
		Doctors	Red - 3844.2		
		Convenience Store	Red - 6995.95		
		Village Hall	Green - 688.19		
		Play Area	Amber - 1037.69		
		Recreation Area	Amber - 1019.88		
		Youth Provision	Amber - 1037.71		
Outdoor Sport	Red - 1215.94				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Amber			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an	Green			

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

A large greenfield site stretching from the track between 20 and 24 Kirkby Lane up beyond the northerly building edge of Great Broughton. The site would extend the built form of the settlement considerably beyond its linear form along the B1257, affecting its character. The site is also distance from services and amenities, however, due to its size this could be mitigated on site and through the increase in demand of new residents. The site performs poorly against objective five.

S/057/013	Broughton Bridge Farm Stokesley North Yorkshire TS9 5JQ					
Context:	This site encompasses an agricultural unit. Site ref S/057/007 (greenfield) is to the south. Broughton Beck runs along the eastern boundary. There are greenfields to the north and west, with industrial uses beyond this, to the north west.					
Site Area (Ha):	0.56					
Sustainability Appraisal Assessment						
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score		
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	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" style="width: 100%;"> <tr> <td style="width: 50%;"></td> <td style="width: 50%; text-align: center;">Bus Stop</td> </tr> <tr> <td></td> <td style="text-align: center;">Train Station</td> </tr> </table>				Bus Stop
	Bus Stop					
	Train Station					
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber		
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green				
	4c) Would there be loss of best and most versatile agricultural land?	Red				

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is likely to be appropriate for development.	Green
	5b) Is the site prominent in any significant views towards a settlement?	Green		
	5c) What is the impact on form and character of a settlement?	Green		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	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?	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 - 2201.45	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Amber - 1561.69		
		Primary School	Red - 2283.47		
		Secondary School	Red - 1838.76		
		Doctors	Red - 2519.81		
		Convenience Store	Red - 5671.56		
		Village Hall	Red - 1990.99		
		Play Area	Red - 2340.49		
		Recreation Area	Red - 2322.68		
		Youth Provision	Red - 2340.51		
Outdoor Sport	Red - 1177.24				
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 has the potential to preserve the historic environment, and it is unlikely that the development of this site will affect any designated or non-designated heritage assets.	Green	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Green			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

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

A small previously development site at Broughton Bridge Farm, west of Stokesley Business Park. The eastern edge of the site falls within flood zone 2 and 3 but this can be easily avoided through site design. The site is poorly located for access to services and amenities, however, as it is proposed for employment use this site has less of an impact on this objective. The site performs adequately against the sustainability objectives but there are some issues that need addressing.

S/057/014	Land North Of 1 High Street Great Broughton North Yorkshire				
Context:	This is a greenfield site. The southern portion of the site is also site ref ALT/S/057/023. There are lanes to the west, north and east around the site, and residential development to the south. A dismantled railway line is to the north of the site.				
Site Area (Ha):	2.64				
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 a network.	Amber	
	3b) Does the site have good connectivity to public transport?	Bus Stop			Amber
		Train Station			
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green			
	4c) Would there be loss of best and most versatile agricultural	Amber			

existing buildings or brownfield land	land?			
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a 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 is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Amber	There is potential impact as the site is within the buffer zone	Amber

character of the landscape and protect the special qualities of the AONB's and National Park.				as identified by Natural England.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 3092.71	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 2452.95		
		Primary School	Amber - 1001.92		
		Secondary School	Red - 2730.02		
		Doctors	Red - 3411.07		
		Convenience Store	Red - 6562.82		
		Village Hall	Green - 577.6		
		Play Area	Amber - 927.1		
		Recreation Area	Amber - 909.29		
		Youth Provision	Amber - 927.12		
Outdoor Sport	Amber - 1105.35				
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?	Amber			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an	Green			

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

A greenfield site north of 1 High Street. The development would extend the settlement to the north, however, it does reflect the building line so careful design would lessen the impact on character. The site performs adequately against the sustainability objectives but there are some issues that need addressing.

ALT/S/057/015	Jet Miners Caravan Park, Rear of Jet Miners Inn, 61 High Street, Great Broughton			
Context:	This is a caravan site. To the west of the site is a public house. To the north and east of the site is site ref S/057/010 (greenfield) and to the south are greenfields.			
Site Area (Ha):	0.22			
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?	Green	This site is likely to be appropriate for development.	Green
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

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 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 - 3807.46	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 3167.71		
		Primary School	Amber - 716.46		
		Secondary School	Red - 3444.78		
		Doctors	Red - 4125.82		
		Convenience Store	Red - 7277.58		
		Village Hall	Green - 292.14		
		Play Area	Green - 641.63		
		Recreation Area	Green - 623.83		
		Youth Provision	Green - 641.66		
		Outdoor Sport	Amber - 819.89		
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?		Red	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber
	10 b) Would development affect the character and appearance of the conservation area?		Amber		
	10 c) Would development affect the setting and/or significance of a listed building?		Green		
	10d) Will the development of the site affect non-designated heritage assets?		Green		
	10e) Would the development affect an important non-designated archaeological site?		Amber		
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?		Green		
	10g) Will development of the site affect the setting of an elevated conservation area?		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?	Red	Residential development on the site would limit opportunities to safeguard land for the expansion of existing businesses.	Red
Summary of Sustainability Appraisal:				

A small previously developed site to the rear of Jet Miners Inn. In the main this site would perform adequately against the sustainability objectives. However, residential development on an employment site would limit opportunities for business expansion. The site performs poorly against objective fourteen.

ALT/S/057/0 23	Land North Of Green Court, 1 High Street, Great Broughton, North Yorkshire			
Context:	This is a greenfield site. The land to the north is site ref S/057/014. There are lanes to the west and east, with residential development to the south.			
Site Area (Ha):	1.45			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	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?	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 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 - 3219.69	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 2579.94		
		Primary School	Amber - 1106.82		
		Secondary School	Red - 2857.01		
		Doctors	Red - 3538.05		
		Convenience Store	Red - 6689.81		
		Village Hall	Green - 682.49		
		Play Area	Amber - 1031.99		
		Recreation Area	Amber - 1014.18		
		Youth Provision	Amber - 1032.01		
		Outdoor Sport	Red - 1210.24		
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 north of 1 High Street, reduced from S/057/014. The development would extend the settlement to the north, however, it does reflect the building line so careful design would lessen the impact on character. The site performs adequately against the sustainability objectives but there are some issues that need addressing.

S/058/001	Land To East Of 17 And North Of 37 Station Road Great Ayton North Yorkshire			
Context:	This is a greenfield site, with a couple of modern agricultural sheds to the west. This western area is also a smaller site ref ALT/S/058/019. To the south and west of the site is residential development. To the north and east are greenfields.			
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?	Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to a network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Red		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	The site is in a vulnerable location, development of the site may increase the risk of flooding on site or elsewhere which mitigation cannot negate.	Red
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Red		
	7d) Will development increase the risk of flooding?	Red		
	7e) Can any increase in risk of flooding be mitigated?	Red		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	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 - 5395.47	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 5689.34		
		Primary School	Amber - 1013.98		
		Secondary School	Red - 5059.98		
		Doctors	Amber - 748.65		
		Convenience Store	Green - 241.92		
		Village Hall	Green - 456.69		
		Play Area	Red - 1127.06		
		Recreation Area	Red - 1160.07		
		Youth Provision	Red - 1129.26		
		Outdoor Sport	Green - 574.06		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Amber	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Amber			
	10 c) Would development affect the setting and/or significance of a listed building?	Amber			
	10d) Will the development of the site affect non-designated heritage assets?	Amber			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	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 Great Ayton, to the rear of 37 Station Road. The site would extend the built area out into the countryside which will affect the character of the area. The north eastern corner of the site falls within flood zone 2 and 3 but it should be possible to avoid this area through site design. Due to being on the edge of Great Ayton the site is distant from services and amenities. The site performs poorly against five and nine.

S/058/002	Land East Of Langbaurgh Ridge Guisborough Road Great Ayton North Yorkshire			
Context:	This is a greenfield site. The south is bounded by greenfields to the west, north and east. There is a single dwelling to the west. To the south is A173 (Guisborough Road).			
Site Area (Ha):	0.54			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Well served by footpaths, cycle routes and the public transport network.	Green
	3b) Does the site have good connectivity to public transport?	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?	Amber		

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

protect the special qualities of the AONB's and National Park.					
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 5384.48	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 5678.35		
		Primary School	Amber - 950.47		
		Secondary School	Red - 5048.98		
		Doctors	Amber - 934.68		
		Convenience Store	Amber - 511.48		
		Village Hall	Green - 386.98		
		Play Area	Green - 369.37		
		Recreation Area	Green - 408.08		
		Youth Provision	Green - 370.77		
		Outdoor Sport	Red - 1223.83		
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?	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	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 north of Great Ayton, north of Guisborough Road. Guisborough Road provides a logical development limit to the north of Great Ayton. Extending the built form beyond this would negatively impact the settlement. The site performs poorly against objective five.

S/058/005	OS Field 2216 Easby Lane Great Ayton North Yorkshire			
Context:	This is a greenfield site. To the north and east is site ref ALT/S/058/021/G (recreation). Included within this site is the smaller site ref S/058/005b/G (greenfield) to the east of the site. To the north of the site is residential development, to the south of the site is greenfield. To the west is Easby Lane and site ref S/058/006 (greenfield).			
Site Area (Ha):	4.66			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	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?	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?	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="673 443 849 517">Town Centre</td> <td data-bbox="849 443 991 517">Red - 5202.24</td> </tr> <tr> <td data-bbox="673 517 849 658">Industrial Estate/ Business Park</td> <td data-bbox="849 517 991 658">Red - 5496.1</td> </tr> <tr> <td data-bbox="673 658 849 732">Primary School</td> <td data-bbox="849 658 991 732">Amber - 1030.15</td> </tr> <tr> <td data-bbox="673 732 849 806">Secondary School</td> <td data-bbox="849 732 991 806">Red - 4866.74</td> </tr> <tr> <td data-bbox="673 806 849 880">Doctors</td> <td data-bbox="849 806 991 880">Red - 1759.96</td> </tr> <tr> <td data-bbox="673 880 849 954">Convenience Store</td> <td data-bbox="849 880 991 954">Red - 1302.32</td> </tr> <tr> <td data-bbox="673 954 849 1028">Village Hall</td> <td data-bbox="849 954 991 1028">Red - 1127.69</td> </tr> <tr> <td data-bbox="673 1028 849 1102">Play Area</td> <td data-bbox="849 1028 991 1102">Red - 1759.98</td> </tr> <tr> <td data-bbox="673 1102 849 1176">Recreation Area</td> <td data-bbox="849 1102 991 1176">Red - 1798.7</td> </tr> <tr> <td data-bbox="673 1176 849 1249">Youth Provision</td> <td data-bbox="849 1176 991 1249">Red - 1761.39</td> </tr> <tr> <td data-bbox="673 1249 849 1312">Outdoor Sport</td> <td data-bbox="849 1249 991 1312">Green - 241.98</td> </tr> </table>	Town Centre	Red - 5202.24	Industrial Estate/ Business Park	Red - 5496.1	Primary School	Amber - 1030.15	Secondary School	Red - 4866.74	Doctors	Red - 1759.96	Convenience Store	Red - 1302.32	Village Hall	Red - 1127.69	Play Area	Red - 1759.98	Recreation Area	Red - 1798.7	Youth Provision	Red - 1761.39	Outdoor Sport	Green - 241.98	<p>No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.</p>	<p>Red</p>
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10g) Will development of the site affect the setting of an	Green																									

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

A greenfield site south of Great Ayton to the west of Easby Lane. The site boundary extends out to the east beyond the existing building line and out into the countryside which will affect the character of the area. Due to being on the edge of Great Ayton the site is distant from services and amenities. The site performs poorly against five and nine.

S/058/005a	Land to the East of Easby Lane			
Context:	This is a greenfield site. To the east is site ref S/058/005b/G (greenfield). To the north of the site is residential development, to the south of the site is greenfield. To the west is Easby Lane and site ref S/058/006 (greenfield).			
Site Area (Ha):	3.11			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

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

landscape and protect the special qualities of the AONB's and National Park.				England.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 5155.03	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 5448.89		
		Primary School	Amber - 982.94		
		Secondary School	Red - 4819.53		
		Doctors	Red - 1712.75		
		Convenience Store	Green - 276.57		
		Village Hall	Amber - 1080.48		
		Play Area	Red - 1712.77		
		Recreation Area	Red - 1751.49		
		Youth Provision	Red - 1714.18		
Outdoor Sport	Green - 286.39				
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?	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 Great Ayton to the west of Easby Lane. The site boundary has been reduced from S/058/005 to remove the section that extends out to the east beyond the existing building line. This will improve the impact on the built form. However, the site still extends into the countryside to the site which will affect the character of the area. Due to being on the edge of Great Ayton the site is distant from services and amenities. The site performs poorly against five and nine.

S/058/006	Land adj to Scotta House Farm and Angrove Cl Great Ayton			
Context:	This is a greenfield site. Not included in the site boundary is an agricultural unit to the north west of the site. The north western boundary of the site follows the A173. To the north of the site is residential development. To the east is Easby Lane. To the south are greenfields. Included within this site is the smaller site S/058/006 to the east.			
Site Area (Ha):	17.97			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Amber		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best	Amber		

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

<p>quality and character of the landscape and protect the special qualities of the AONB's and National Park.</p>	<p>National Park or AONB?</p>			<p>within the buffer zone as identified by Natural England.</p>																							
<p>9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves</p>	<p>9a) Does the site have good connectivity to the following services and facilities?</p>	<table border="1"> <tr> <td data-bbox="673 486 849 551">Town Centre</td> <td data-bbox="855 486 991 551">Red - 5143.53</td> </tr> <tr> <td data-bbox="673 551 849 696">Industrial Estate/ Business Park</td> <td data-bbox="855 551 991 696">Red - 5437.39</td> </tr> <tr> <td data-bbox="673 696 849 761">Primary School</td> <td data-bbox="855 696 991 761">Amber - 971.44</td> </tr> <tr> <td data-bbox="673 761 849 837">Secondary School</td> <td data-bbox="855 761 991 837">Red - 4808.03</td> </tr> <tr> <td data-bbox="673 837 849 913">Doctors</td> <td data-bbox="855 837 991 913">Red - 1701.25</td> </tr> <tr> <td data-bbox="673 913 849 990">Convenience Store</td> <td data-bbox="855 913 991 990">Red - 1243.61</td> </tr> <tr> <td data-bbox="673 990 849 1066">Village Hall</td> <td data-bbox="855 990 991 1066">Amber - 1068.98</td> </tr> <tr> <td data-bbox="673 1066 849 1131">Play Area</td> <td data-bbox="855 1066 991 1131">Red - 1701.27</td> </tr> <tr> <td data-bbox="673 1131 849 1207">Recreation Area</td> <td data-bbox="855 1131 991 1207">Red - 1739.99</td> </tr> <tr> <td data-bbox="673 1207 849 1283">Youth Provision</td> <td data-bbox="855 1207 991 1283">Red - 1702.68</td> </tr> <tr> <td data-bbox="673 1283 849 1350">Outdoor Sport</td> <td data-bbox="855 1283 991 1350">Amber - 785.51</td> </tr> </table>	Town Centre	Red - 5143.53	Industrial Estate/ Business Park	Red - 5437.39	Primary School	Amber - 971.44	Secondary School	Red - 4808.03	Doctors	Red - 1701.25	Convenience Store	Red - 1243.61	Village Hall	Amber - 1068.98	Play Area	Red - 1701.27	Recreation Area	Red - 1739.99	Youth Provision	Red - 1702.68	Outdoor Sport	Amber - 785.51		<p>No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.</p>	<p>Red</p>
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10g) Will development of the	Green																										

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

A greenfield site south of Great Ayton stretching from Easby Lane to the A173. This site would significantly extend Great Ayton out into the countryside which will affect the character of the area. Due to being on the edge of Great Ayton the site is distant from services and amenities. The site performs poorly against five and nine.

S/058/006a	Land to the West of Easby Lane			
Context:	This is a greenfield site. To the north of the site is residential development. To the east is Easby Lane. To the south are greenfields. The western boundary of the site abuts site ref S/058/006 (greenfield).			
Site Area (Ha):	5.81			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

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

landscape and protect the special qualities of the AONB's and National Park.				England.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 5055.29	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 5349.15		
		Primary School	Amber - 883.2		
		Secondary School	Red - 4719.79		
		Doctors	Red - 1613.02		
		Convenience Store	Amber - 453.34		
		Village Hall	Amber - 980.74		
		Play Area	Red - 1613.03		
		Recreation Area	Red - 1651.75		
		Youth Provision	Red - 1614.44		
		Outdoor Sport	Green - 463.16		
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?	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 Great Ayton to the west of Easby Lane. The site boundary has been reduced from S/058/006 to remove the section that extends out to the west beyond the existing building line. This will improve the impact on the built form. However, the site still extends into the countryside to the site which will affect the character of the area. Due to being on the edge of Great Ayton the site is distant from services and amenities. The site performs poorly against five and nine.

S/058/007	Allotment Gardens Great Ayton North Yorkshire			
Context:	This is a greenfield site, with allotments to the eastern portion of the site. The site is bounded by residential development to the south, site ref S/058/013 (greenfield) to the east and greenfields to the north and north east.			
Site Area (Ha):	7.47			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Amber		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Well served by footpaths, cycle routes and the public transport network.	Green
	3b) Does the site have good connectivity to public transport?	Green		
		Bus Stop		
		Train Station		
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

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

landscape and protect the special qualities of the AONB's and National Park.				England.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 5207.04	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 5500.9		
		Primary School	Amber - 803.82		
		Secondary School	Red - 4871.54		
		Doctors	Amber - 1176.55		
		Convenience Store	Red - 979.31		
		Village Hall	Green - 666.82		
		Play Area	Green - 611.24		
		Recreation Area	Green - 649.96		
		Youth Provision	Green - 612.65		
Outdoor Sport	Amber - 1046.39				
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?	Amber			
	10d) Will the development of the site affect non-designated heritage assets?	Amber			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

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

A large greenfield site to the north of Great Ayton, encompassing the allotment gardens and green fields to the west of the allotments. Developing allotment gardens without reasonable provision elsewhere would have an unacceptable impact on green infrastructure. The site performs poorly against objective five.

S/058/008	Great Ayton Tennis Club Mill Terrace Great Ayton North Yorkshire TS9 6PF			
Context:	This site consists of tennis courts. Levenside runs along the northern boundary of the site and Mill Terrace to the south. Not included within this site boundary but abutting the north eastern boundary is site ref S/058/009 (car parking).			
Site Area (Ha):	0.58			
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?	Red		
	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?	Amber		
	5c) What is the impact on form and character of a settlement?	Amber		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	The site is in a vulnerable location, development of the site may increase the risk of flooding on site or elsewhere which mitigation cannot negate.	Red
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Red		
	7d) Will development increase the risk of flooding?	Red		
	7e) Can any increase in risk of flooding be mitigated?	Red		
8. To maintain and enhance the quality and 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 - 4236.69	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 4530.55		
		Primary School	Green - 300.27		
		Secondary School	Red - 3901.19		
		Doctors	Amber - 1071.12		
		Convenience Store	Amber - 613.48		
		Village Hall	Green - 438.85		
		Play Area	Amber - 1071.14		
		Recreation Area	Amber - 1109.86		
		Youth Provision	Amber - 1072.55		
Outdoor Sport	Green - 70.43				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Red	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Amber			
	10 c) Would development affect the setting and/or significance of a listed building?	Amber			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an 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 site within Great Ayton, redevelopment of Tennis Club. The site falls entirely within flood zone 2 and 3 and as such performs poorly against objective seven.

S/058/010	OS Fields 0054, 0066, 1255, 1772 and 2553 Yarm Lane Great Ayton North Yorkshire			
Context:	This is a greenfield site. The southern boundary of the site skirts round Field House to the south and the dwellings to the south eastern corner, following Yarm Road. Green Lane bounds the site to the east, and a watercourse cuts through the site at the north. To the north, west and east are greenfields.			
Site Area (Ha):	11.07			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	Bus Stop Train Station		
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural	Amber		

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

character of the landscape and protect the special qualities of the AONB's and National Park.				as identified by Natural England.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 4245.8	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 4539.66		
		Primary School	Amber - 995.05		
		Secondary School	Red - 3910.3		
		Doctors	Red - 1789.43		
		Convenience Store	Red - 1331.78		
		Village Hall	Red - 1148.93		
		Play Area	Red - 1781.23		
		Recreation Area	Red - 1819.94		
		Youth Provision	Red - 1782.63		
Outdoor Sport	Amber - 788.73				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Red	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Amber			
	10 c) Would development affect the setting and/or significance of a listed building?	Amber			
	10d) Will the development of the site affect non-designated heritage assets?	Amber			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an	Green			

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

A large greenfield site to the west of Great Ayton. This large site would create a significant extension to Great Ayton and would not connect well to the settlement as the northern edge around Levenside and Low Green is currently very low density. The site would have a negative impact on the character of the settlement. A small area at the south east of the site falls within flood zone 2 and 3 but this could be avoided through site design. At present the site has limited access to amenities and services but the size of the site would likely bring more amenities with it. The performs poorly against objective five.

S/058/011	Mill Farm and OS Field 4116 Great Ayton North Yorkshire			
Context:	This is a greenfield site, with some equestrian use to the north of the site. This site is also part of a larger site S/058/015, which excludes the buildings. The site is bounded by the A173 to the south and east, an un-adopted road runs to the west of the site.			
Site Area (Ha):	6.06			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	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?	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?	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 - 4304.96	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 4598.82		
		Primary School	Amber - 799.74		
		Secondary School	Red - 3969.46		
		Doctors	Red - 1589.51		
		Convenience Store	Red - 1131.86		
		Village Hall	Amber - 949.01		
		Play Area	Red - 1581.31		
		Recreation Area	Red - 1620.03		
		Youth Provision	Red - 1582.71		
		Outdoor Sport	Green - 588.81		
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?	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 to the west of Great Ayton. This site would extend Great Ayton out into the countryside which will affect the character of the area. Due to being on the edge of Great Ayton the site is distant from services and amenities. The site performs poorly against five and nine.

S/058/012	OS Fields 2231 and 3541 Yarm Lane Great Ayton North Yorkshire			
Context:	This is a greenfield site. The north eastern boundary of the site follows Yarm Lane and to the north west are dwellings, with curtilage. To the south is a woodland buffer between the River Leaven the site's southern boundary. To the west are greenfields.			
Site Area (Ha):	2.73			
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?	<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	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?	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 - 4303.26	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 4597.12		
		Primary School	Amber - 748.66		
		Secondary School	Red - 3967.76		
		Doctors	Red - 1543.04		
		Convenience Store	Red - 1085.39		
		Village Hall	Amber - 902.54		
		Play Area	Red - 1534.84		
		Recreation Area	Red - 1573.55		
		Youth Provision	Red - 1536.24		
		Outdoor Sport	Green - 542.34		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Amber	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Amber			
	10 c) Would development affect the setting and/or significance of a listed building?	Amber			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

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

A greenfield site south of Yarm Lane, north of the River Leven. Great Ayton is rural and sparsely developed in this location, development here would negatively impact the character of the area. The site lies entirely within flood zones 2 and 3, residential development would require an exception test. Due to being on the edge of Great Ayton the site is distant from services and amenities. The site performs poorly against five, seven and nine.

S/058/013	OS Field 5800 Skottowe Crescent Great Ayton North Yorkshire			
Context:	This is a greenfield site. To the east is residential development and site ref S/058/007 (greenfield). To the north, west and south are greenfields. To the south west is Ayton Hall and the grounds.			
Site Area (Ha):	5.55			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	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?	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?	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 - 5220.45	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 5514.31		
		Primary School	Amber - 817.23		
		Secondary School	Red - 4884.95		
		Doctors	Red - 1209.48		
		Convenience Store	Red - 1101.66		
		Village Hall	Green - 680.22		
		Play Area	Green - 644.17		
		Recreation Area	Green - 682.89		
		Youth Provision	Green - 645.57		
		Outdoor Sport	Amber - 1059.8		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Amber	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Amber			
	10 c) Would development affect the setting and/or significance of a listed building?	Amber			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

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

A greenfield site north east of Ayton Hall, adjacent to Skottowe Crescent. This site doesn't reflect the built form of the settlement and would have an adverse impact on the character. The site performs poorly against objective five.

S/058/015	Mill Farm and OS Field 4116 Great Ayton North Yorkshire			
Context:	This is a greenfield site, the buildings at the north of the site are excluded from the site area. The site is bounded by the A173 to the south and east, an un-adopted road runs to the west of the site.			
Site Area (Ha):	6.59			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Amber		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	<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?	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 - 4314.62	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 4608.48		
		Primary School	Amber - 809.4		
		Secondary School	Red - 3979.12		
		Doctors	Red - 1599.17		
		Convenience Store	Red - 1141.52		
		Village Hall	Amber - 958.68		
		Play Area	Red - 1590.97		
		Recreation Area	Red - 1629.69		
		Youth Provision	Red - 1592.38		
		Outdoor Sport	Green - 598.47		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Amber			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

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

A greenfield site to the west of Great Ayton. This site would extend Great Ayton out into the countryside which will affect the character of the area. Due to being on the edge of Great Ayton the site is distant from services and amenities. The site performs poorly against five and nine.

ALT/S/058/016	Land off Skottowe Crescent to the West of Great Ayton, North Yorkshire		GTA1	
Context:	This is a greenfield site. To the east is residential development. To the north is site ref S/058/013 (greenfield) which this site is also included within. To the west and south are greenfields. To the south west is Ayton Hall and the grounds.			
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?	Green	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	Bus Stop Train Station		
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	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?	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 - 5258.2	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 5552.07		
		Primary School	Amber - 854.98		
		Secondary School	Red - 4922.71		
		Doctors	Red - 1247.24		
		Convenience Store	Red - 1139.41		
		Village Hall	Green - 717.98		
		Play Area	Green - 681.93		
		Recreation Area	Green - 720.64		
		Youth Provision	Green - 683.33		
Outdoor Sport	Amber - 1097.55				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Amber	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Amber			
	10 c) Would development affect the setting and/or significance of a listed building?	Amber			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

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

A greenfield site north east of Ayton Hall, adjacent to Skottowe Crescent. Reduced from site A/058/013, this site better reflects the built form. However, the site still extends into the countryside and does not connect well along it's southern boundary. It would have an adverse impact on the character. The site performs poorly against objective five.

ALT/S/058/018	Land to the South of Main Driveway, Adjacent to Newton Rd, Cleveland Lodge, Great Ayton				
Context:	This is a greenfield site. To the north of the site is the access road from Newton Road to Cleveland Lodge, and site ref ALT/S/058/017/H (greenfield). To the south is greenfield, and to the east is Cleveland Lodge. To the west is Newton Road and residential development.				
Site Area (Ha):	0.83				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Amber			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to a network.	Amber	
	3b) Does the site have good connectivity to public transport?	Bus Stop			Amber
		Train Station			
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green			
	4c) Would there be loss of best and most versatile agricultural	Amber			

existing buildings or brownfield land	land?			
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Amber		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	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="673 443 849 517">Town Centre</td> <td data-bbox="849 443 991 517">Red - 5375.14</td> </tr> <tr> <td data-bbox="673 517 849 658">Industrial Estate/ Business Park</td> <td data-bbox="849 517 991 658">Red - 5669</td> </tr> <tr> <td data-bbox="673 658 849 732">Primary School</td> <td data-bbox="849 658 991 732">Amber - 593.37</td> </tr> <tr> <td data-bbox="673 732 849 806">Secondary School</td> <td data-bbox="849 732 991 806">Red - 5039.64</td> </tr> <tr> <td data-bbox="673 806 849 880">Doctors</td> <td data-bbox="849 806 991 880">Green - 357.7</td> </tr> <tr> <td data-bbox="673 880 849 954">Convenience Store</td> <td data-bbox="849 880 991 954">Green - 195.35</td> </tr> <tr> <td data-bbox="673 954 849 1028">Village Hall</td> <td data-bbox="849 954 991 1028">Green - 475.52</td> </tr> <tr> <td data-bbox="673 1028 849 1102">Play Area</td> <td data-bbox="849 1028 991 1102">Green - 736.11</td> </tr> <tr> <td data-bbox="673 1102 849 1176">Recreation Area</td> <td data-bbox="849 1102 991 1176">Amber - 769.12</td> </tr> <tr> <td data-bbox="673 1176 849 1249">Youth Provision</td> <td data-bbox="849 1176 991 1249">Green - 738.31</td> </tr> <tr> <td data-bbox="673 1249 849 1317">Outdoor Sport</td> <td data-bbox="849 1249 991 1317">Amber - 889.05</td> </tr> </table>	Town Centre	Red - 5375.14	Industrial Estate/ Business Park	Red - 5669	Primary School	Amber - 593.37	Secondary School	Red - 5039.64	Doctors	Green - 357.7	Convenience Store	Green - 195.35	Village Hall	Green - 475.52	Play Area	Green - 736.11	Recreation Area	Amber - 769.12	Youth Provision	Green - 738.31	Outdoor Sport	Amber - 889.05		<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 - 5375.14																										
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Outdoor Sport	Amber - 889.05																										
<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 1317 849 1391">10 a) Is the development in a conservation area?</td> <td data-bbox="849 1317 991 1391">Amber</td> </tr> <tr> <td data-bbox="426 1391 849 1494">10 b) Would development affect the character and appearance of the conservation area?</td> <td data-bbox="849 1391 991 1494">Amber</td> </tr> <tr> <td data-bbox="426 1494 849 1597">10 c) Would development affect the setting and/or significance of a listed building?</td> <td data-bbox="849 1494 991 1597">Amber</td> </tr> <tr> <td data-bbox="426 1597 849 1700">10d) Will the development of the site affect non-designated heritage assets?</td> <td data-bbox="849 1597 991 1700">Amber</td> </tr> <tr> <td data-bbox="426 1700 849 1803">10e) Would the development affect an important non-designated archaeological site?</td> <td data-bbox="849 1700 991 1803">Green</td> </tr> <tr> <td data-bbox="426 1803 849 1906">10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?</td> <td data-bbox="849 1803 991 1906">Green</td> </tr> <tr> <td data-bbox="426 1906 849 2033">10g) Will development of the site affect the setting of an</td> <td data-bbox="849 1906 991 2033">Green</td> </tr> </table>	10 a) Is the development in a conservation area?	Amber	10 b) Would development affect the character and appearance of the conservation area?	Amber	10 c) Would development affect the setting and/or significance of a listed building?	Amber	10d) Will the development of the site affect non-designated heritage assets?	Amber	10e) Would the development affect an important non-designated archaeological site?	Green	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green	10g) Will development of the site affect the setting of an	Green		<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?	Amber																										
10d) Will the development of the site affect non-designated heritage assets?	Amber																										
10e) Would the development affect an important non-designated archaeological site?	Green																										
10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green																										
10g) Will development of the site affect the setting of an	Green																										

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

A greenfield site to the east of Newton Road, west of Cleveland Lodge. The settlement boundary along Newton Road and south of Roseberry Primary School is well established and logical. Development outside of this would have a detrimental impact on the built form and character of the town. The site performs poorly against objective five.

ALT/S/058/019	Land at School Farm, Fronting Station Road, Great Ayton			
Context:	This site is occupied by modern agricultural sheds. To the east is site ref S/058/001 (greenfield), which this smaller site is also a part of. There is residential development to the north, west and south.			
Site Area (Ha):	0.61			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Well served by footpaths, cycle routes and the public transport network.	Green
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Green</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Green			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a 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?	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 - 5215.96	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 5509.82		
		Primary School	Amber - 834.46		
		Secondary School	Red - 4880.46		
		Doctors	Amber - 569.14		
		Convenience Store	Green - 92.74		
		Village Hall	Green - 277.17		
		Play Area	Amber - 947.55		
		Recreation Area	Amber - 980.56		
		Youth Provision	Amber - 949.75		
Outdoor Sport	Green - 489.83				
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?	Red	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Amber			
	10 c) Would development affect the setting and/or significance of a listed building?	Amber			
	10d) Will the development of the site affect non-designated heritage assets?	Amber			
	10e) Would the development affect an important non-designated archaeological site?	Green			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

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

A small previously developed site at School Farm. In the main this site would perform adequately against the sustainability objectives. However, residential development on an employment site would limit opportunities for business expansion. The site performs poorly against objective fourteen.

ALT/S/058/038	Land Between Guisborough Rd and B1292, Great Ayton, North Yorkshire			
Context:	This is a greenfield site, with allotments to the eastern portion of the site. The site is bounded by residential development to the south, site ref S/058/013 (greenfield) to the west and greenfields to the north and north east.			
Site Area (Ha):	7.47			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	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?	Amber		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Well served by footpaths, cycle routes and the public transport network.	Green
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Green</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Green			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Red	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	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?	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 - 5207.09	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 5500.95		
		Primary School	Amber - 803.87		
		Secondary School	Red - 4871.59		
		Doctors	Amber - 1176.58		
		Convenience Store	Red - 979.34		
		Village Hall	Green - 666.87		
		Play Area	Green - 611.28		
		Recreation Area	Green - 649.99		
		Youth Provision	Green - 612.68		
		Outdoor Sport	Amber - 1046.44		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Amber			
	10d) Will the development of the site affect non-designated heritage assets?	Amber			
	10e) Would the development affect an important non-designated archaeological site?	Green			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

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

A large greenfield site to the north of Great Ayton, encompassing the allotment gardens and green fields to the west of the allotments. Developing allotment gardens without reasonable provision elsewhere would have an unacceptable impact on green infrastructure. The site performs poorly against objective five.

S/073/001	Land to east of Firtree House and west of Paddocks End Garbutts Lane Hutton Rudby North Yorkshire			
Context:	This is a greenfield site. The northern boundary follows Garbutts Lane. To the east is residential development, and to the west greenfields. To the south is site ref S/073/012 (greenfield).			
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?	Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

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

landscape and protect the special qualities of the AONB's and National Park.				England.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 7849.49	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 6251.26		
		Primary School	Amber - 1031.86		
		Secondary School	Red - 8473.94		
		Doctors	Amber - 1188.29		
		Convenience Store	Amber - 772.62		
		Village Hall	Amber - 864.95		
		Play Area	Amber - 1031.4		
		Recreation Area	Red - 1565.97		
		Youth Provision	Amber - 1032.61		
Outdoor Sport	Green - 230.28				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the 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 edge of Hutton Rugby. The site does not reflect the built form and extends out into the countryside, impacting the character of the settlement. The site performs poorly against objective five.

S/073/001a	Land off Garbutts Lane			
Context:	This is a greenfield site. The northern boundary follows Garbutts Lane. To the east is residential development, and to the west site ref S/043/001. To the south is site ref S/073/012 (greenfield).			
Site Area (Ha):	0.23			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Green	This site is likely to be appropriate for development.	Green
	5b) Is the site prominent in any significant views towards a settlement?	Green		
	5c) What is the impact on form and character of a settlement?	Green		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site 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 - 7708.66	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 6110.44		
		Primary School	Amber - 891.03		
		Secondary School	Red - 8333.11		
		Doctors	Amber - 1047.47		
		Convenience Store	Green - 290.38		
		Village Hall	Green - 724.13		
		Play Area	Amber - 890.57		
		Recreation Area	Red - 1425.14		
		Youth Provision	Amber - 891.78		
		Outdoor Sport	Green - 281.55		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

	10h) Would development affect 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 edge of Hutton Rugby. This reduced site better reflects the built form and will have little impact on the character of the settlement. The site performs adequately against the sustainability objectives but there are some issues that need addressing.

S/073/002	OS Field 4346 and 5471 Garbutts Lane Hutton Rudby North Yorkshire			
Context:	This is a greenfield site. The far south west of the site abuts Garbutts Lane, and the far north eastern reaches to the River Leven. Site ref ALT/S/073/022a/G (woodland) follows the eastern boundary of the site, with residential development beyond this., To the north of the site is woodland and greenfields. To the south west is site ref ALT/S/073/014/G (cricket ground) and to the west greenfields and an agricultural unit.			
Site Area (Ha):	8.11			
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?	Red	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Amber		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best	Amber		

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

<p>quality and character of the landscape and protect the special qualities of the AONB's and National Park.</p>	<p>National Park or AONB?</p>		<p>within the buffer zone as identified by Natural England.</p>																							
<p>9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves</p>	<p>9a) Does the site have good connectivity to the following services and facilities?</p>	<table border="1"> <tr> <td>Town Centre</td> <td>Red - 7931.05</td> </tr> <tr> <td>Industrial Estate/ Business Park</td> <td>Red - 6332.83</td> </tr> <tr> <td>Primary School</td> <td>Amber - 1113.43</td> </tr> <tr> <td>Secondary School</td> <td>Red - 8555.5</td> </tr> <tr> <td>Doctors</td> <td>Red - 1269.86</td> </tr> <tr> <td>Convenience Store</td> <td>Red - 854.19</td> </tr> <tr> <td>Village Hall</td> <td>Amber - 946.52</td> </tr> <tr> <td>Play Area</td> <td>Amber - 1112.96</td> </tr> <tr> <td>Recreation Area</td> <td>Red - 1647.54</td> </tr> <tr> <td>Youth Provision</td> <td>Amber - 1114.17</td> </tr> <tr> <td>Outdoor Sport</td> <td>Amber - 854.03</td> </tr> </table>	Town Centre	Red - 7931.05	Industrial Estate/ Business Park	Red - 6332.83	Primary School	Amber - 1113.43	Secondary School	Red - 8555.5	Doctors	Red - 1269.86	Convenience Store	Red - 854.19	Village Hall	Amber - 946.52	Play Area	Amber - 1112.96	Recreation Area	Red - 1647.54	Youth Provision	Amber - 1114.17	Outdoor Sport	Amber - 854.03	<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 - 7931.05																									
Industrial Estate/ Business Park	Red - 6332.83																									
Primary School	Amber - 1113.43																									
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Youth Provision	Amber - 1114.17																									
Outdoor Sport	Amber - 854.03																									
<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?	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 that wraps around the north west of Hutton Rudby. The site is a considerable extension to the settlement which would impact its character and built form. At present the site has poor access to services and amenities but given its size this could be mitigated on site. The site performs poorly against objective five.

S/073/003	Land to the rear of Enterpen Farm, Hutton Rudby				
Context:	This is a greenfield site with some agricultural buildings to the west of the site. The site abuts Enterpen at two points on the north western boundary, with dwellings between these point excluded from the site boundary. To the south east is site ref S/073/011 (greenfield), which a small portion of this site is included within.				
Site Area (Ha):	2.52				
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?	Amber			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Amber			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Well served by footpaths, cycle routes and the public transport network.	Green	
	3b) Does the site have good connectivity to public transport?	Bus Stop			Green
		Train Station			
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green			
	4c) Would there be loss of best and most versatile agricultural land?	Amber			

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

character of the landscape and protect the special qualities of the AONB's and National Park.				as identified by Natural England.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 7227.15	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 5522.27		
		Primary School	Amber - 556.42		
		Secondary School	Red - 7851.6		
		Doctors	Amber - 540.83		
		Convenience Store	Amber - 549.37		
		Village Hall	Green - 268.5		
		Play Area	Green - 285.87		
		Recreation Area	Amber - 836.97		
		Youth Provision	Green - 287.08		
Outdoor Sport	Green - 313.5				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Red	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Amber			
	10 c) Would development affect the setting and/or significance of a listed building?	Amber			
	10d) Will the development of the site affect non-designated heritage assets?	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 mainly greenfield site to the south of Enterpen, incorporating farm buildings at Enterpen Farm. The site will have little impact on the character of the settlement. The site performs adequately against the sustainability objectives but there are some issues that need addressing.

S/073/005	Land off Langbaugh Road Hutton Rudby			
Context:	This is a greenfield site. Site ref S/073/012 (greenfield) is to the north and east of the site, and residential development to the south. There are greenfields to the west.			
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?	Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings or brownfield	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	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 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 - 7985.27	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 5642.25		
		Primary School	Amber - 1055.42		
		Secondary School	Red - 8609.73		
		Doctors	Red - 1298.96		
		Convenience Store	Red - 1200		
		Village Hall	Green - 737.39		
		Play Area	Amber - 801.41		
		Recreation Area	Amber - 956.96		
		Youth Provision	Amber - 802.62		
Outdoor Sport	Green - 713.75				
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?	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 off Langbaugh Road. This small extension does not particularly match the built form in the area. The site performs poorly against objective five.

S/073/006	OS Fields 2800 and 2913 Garbutts Lane Hutton Rudby North Yorkshire			
Context:	This is a greenfield site. To the south and west is site ref S/073/012a/H (greenfield), to the north and east is residential development.			
Site Area (Ha):	0.88			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Well served by footpaths, cycle routes and the public transport network.	Green
	3b) Does the site have good connectivity to public transport?	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?	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 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 - 7693.96	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 6095.73		
		Primary School	Amber - 876.33		
		Secondary School	Red - 8318.41		
		Doctors	Amber - 1032.76		
		Convenience Store	Amber - 617.09		
		Village Hall	Green - 709.43		
		Play Area	Amber - 875.87		
		Recreation Area	Red - 1410.44		
		Youth Provision	Amber - 877.08		
		Outdoor Sport	Green - 266.85		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an 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 Paddocks End. The site does not particularly match the built form in the area and extends into the countryside. The site performs poorly against objective five.

S/073/009	OS Field 4548 Belbrough Close Hutton Rudby North Yorkshire				
Context:	This is a greenfield site. To the north west is Belbrough Lane and north east Station Lane. These two meet at the northern point of the site. Site ref ALT/S/073/019a/G (greenfield) is to the south east, and to the south west is site ref S/073/010 (greenfield) and site ref ALT/S/073/019 (greenfield) to the south.				
Site Area (Ha):	1.72				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Green			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber	
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td>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?	Green	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Red		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Amber	There is potential impact as the site is within the buffer zone	Amber

<p>character of the landscape and protect the special qualities of the AONB's and National Park.</p>			<p>as identified by Natural England.</p>																							
<p>9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves</p>	<p>9a) Does the site have good connectivity to the following services and facilities?</p>	<table border="1"> <tr> <td data-bbox="675 443 847 517">Town Centre</td> <td data-bbox="855 443 991 517">Red - 7810.27</td> </tr> <tr> <td data-bbox="675 517 847 658">Industrial Estate/ Business Park</td> <td data-bbox="855 517 991 658">Red - 5095.86</td> </tr> <tr> <td data-bbox="675 658 847 732">Primary School</td> <td data-bbox="855 658 991 732">Amber - 880.42</td> </tr> <tr> <td data-bbox="675 732 847 806">Secondary School</td> <td data-bbox="855 732 991 806">Red - 8434.72</td> </tr> <tr> <td data-bbox="675 806 847 880">Doctors</td> <td data-bbox="855 806 991 880">Amber - 1123.96</td> </tr> <tr> <td data-bbox="675 880 847 954">Convenience Store</td> <td data-bbox="855 880 991 954">Red - 1024.99</td> </tr> <tr> <td data-bbox="675 954 847 1028">Village Hall</td> <td data-bbox="855 954 991 1028">Green - 562.39</td> </tr> <tr> <td data-bbox="675 1028 847 1102">Play Area</td> <td data-bbox="855 1028 991 1102">Green - 626.41</td> </tr> <tr> <td data-bbox="675 1102 847 1176">Recreation Area</td> <td data-bbox="855 1102 991 1176">Green - 410.56</td> </tr> <tr> <td data-bbox="675 1176 847 1249">Youth Provision</td> <td data-bbox="855 1176 991 1249">Green - 627.62</td> </tr> <tr> <td data-bbox="675 1249 847 1317">Outdoor Sport</td> <td data-bbox="855 1249 991 1317">Green - 538.75</td> </tr> </table>	Town Centre	Red - 7810.27	Industrial Estate/ Business Park	Red - 5095.86	Primary School	Amber - 880.42	Secondary School	Red - 8434.72	Doctors	Amber - 1123.96	Convenience Store	Red - 1024.99	Village Hall	Green - 562.39	Play Area	Green - 626.41	Recreation Area	Green - 410.56	Youth Provision	Green - 627.62	Outdoor Sport	Green - 538.75	<p>The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.</p>	<p>Amber</p>
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	elevated conservation area?			
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11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Green	The site has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential development.	Neutral
Summary of Sustainability Appraisal:				

A greenfield site at the junction of Belbrough Lane and Station Lane. The two roads provide a logical edge to the settlement, development here would impact the built form and character of the settlement. The site performs poorly against objective five.

S/073/010	OS Field 4548 Belbrough Close Hutton Rudby North Yorkshire			
Context:	This is a greenfield site. To the north west is Belbrough Lane and north east Station Lane. These two meet at the northern point of the site. Greenfields are to the west. Site ref S/073/010 (greenfield) is to the east between the site boundary and Station Road. Site ref S/073/009/H is within the site, at the northern portion. Site ref ALT/S/073/019 (greenfield) to the south.			
Site Area (Ha):	5.02			
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?	Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for	4a) Will the development re-use brownfield land?	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?	Green	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Red		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the	8a) Does the site have a negative impact on the setting of the	Amber	There is potential impact as the site is	Amber

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

A greenfield site at the junction of Belbrough Lane and Station Lane. The two roads provide a logical edge to the settlement, development here would impact the built form and character of the settlement. The site performs poorly against objective five.

S/073/011	Land to the rear of Enterpen Farm Hutton Rudby			
Context:	This is a greenfield site. Potto Slack runs along the southern boundary of the site, and Coul Beck to the east. The site is bounded by residential development to the north, and greenfields to the west.			
Site Area (Ha):	39.24			
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?	Red	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Amber		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	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?	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 - 9081.07	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 4934.88		
		Primary School	Red - 2151.22		
		Secondary School	Red - 9705.52		
		Doctors	Red - 2394.75		
		Convenience Store	Red - 2295.79		
		Village Hall	Red - 1833.19		
		Play Area	Red - 1897.2		
		Recreation Area	Red - 1306.72		
		Youth Provision	Red - 1898.41		
Outdoor Sport	Red - 1809.54				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Amber	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Amber			
	10 c) Would development affect the setting and/or significance of a listed building?	Amber			
	10d) Will the development of the site affect non-designated heritage assets?	Amber			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

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

A significant greenfield site south of Hutton Rudby stretching from Enterpen Farm to Potto Slack. The scale of the development does not reflect the character of the settlement. Whilst the site is distant from amenities and services a development of this scale can mitigate this. The site performs poorly against objective five.

S/073/012	Land to the rear of Paddocks End Hutton Rudby				
Context:	This is a greenfield site. The site is bounded to the north, east and south by residential development. To the north is also site ref S/073/001 (greenfield). To the west are greenfields and part of the site ref S/073/005.				
Site Area (Ha):	7.38				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt		Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?		Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?		Amber		
	1c) Would the development impact on a local nature reserve?		Green		
	1d) Are there any Tree Preservation Orders on the site?		Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?		Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?		Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?		Green	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	Bus Stop Train Station	Amber		
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?		Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?		Green		
	4c) Would there be loss of best and most versatile agricultural land?		Amber		

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

landscape and protect the special qualities of the AONB's and National Park.					
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 7750.61	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 6152.39		
		Primary School	Amber - 932.98		
		Secondary School	Red - 8375.06		
		Doctors	Amber - 1089.41		
		Convenience Store	Amber - 673.75		
		Village Hall	Amber - 766.08		
		Play Area	Amber - 932.52		
		Recreation Area	Red - 1467.09		
		Youth Provision	Amber - 933.73		
		Outdoor Sport	Green - 599.96		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	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 stretching from Paddocks End to Langbaugh Road. Development of this scale that extends out into the countryside would have a negative impact on the character of the settlement. The site performs poorly against objective five.

S/073/012a	Land to the rear of Paddocks End Hutton Rudby			
Context:	This is a greenfield site. The site is bounded to the north residential development and site ref S/073/001a (greenfield) and to the east by residential development. To the north east is site ref S/073/006/H (greenfield). To the south and west is site ref S/073/012 (greenfield).			
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?	Green		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

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

character of the landscape and protect the special qualities of the AONB's and National Park.				AONB.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 7750.61	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 6152.39		
		Primary School	Amber - 932.99		
		Secondary School	Red - 8375.06		
		Doctors	Amber - 1089.42		
		Convenience Store	Green - 332.33		
		Village Hall	Amber - 766.08		
		Play Area	Amber - 932.52		
		Recreation Area	Red - 1467.1		
		Youth Provision	Amber - 933.73		
Outdoor Sport	Green - 323.5				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an	Green			

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

A greenfield site to the rear of Paddocks End. The site does not connect to the existing settlement and extends into the countryside. Would need to come forward with other sites to connect to the settlement
The site performs poorly against objective five.

ALT/S/075/001	The "Far Field", Land to the South West of Ingleby Arncliffe				
Context:	This is a greenfield site. The site is bounded by greenfields to the north east, east, south and south west, To the north west is the highway leading to the A19.				
Site Area (Ha):	2.43				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Green			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Green			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Red	Poor or no links to footpaths, cycle routes and the public transport network.	Red	
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td>Red</td> </tr> <tr> <td>Train Station</td> <td></td> </tr> </table>			Bus Stop
Bus Stop	Red				
Train Station					
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings or brownfield	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green			
	4c) Would there be loss of best and most versatile agricultural land?	Amber			

land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	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 - 12348.76	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 7209.96		
		Primary School	Amber - 553.45		
		Secondary School	Red - 12238.74		
		Doctors	Red - 7630.92		
		Convenience Store	Red - 7531.96		
		Village Hall	Amber - 793.11		
		Play Area	Red - 2622.05		
		Recreation Area	Red - 4485.93		
		Youth Provision	Red - 2624.18		
		Outdoor Sport	Amber - 887.96		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	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 Ingleby Arncliffe. There are no footpath links to between the site and Ingleby Arncliffe and these would be difficult to provide. The site is distant from the settlement and impact the character and built form of the location. The rural location of the site means it has limited access to services and amenities. The site performs poorly against objective three, five and nine.

ALT/S/075/002	Land Adjacent to Greenacres, Springfield Farm, North East of Ingleby Arncliffe			
Context:	This is a greenfield site. The site is bounded by greenfields to the north west, north, east and south east, To the south west and south is residential development.			
Site Area (Ha):	3.83			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	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?	Amber		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings 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?	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 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 - 12454.79	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 7316		
		Primary School	Amber - 406.88		
		Secondary School	Red - 12485.5		
		Doctors	Red - 7826.66		
		Convenience Store	Red - 7727.7		
		Village Hall	Amber - 899.14		
		Play Area	Red - 3215.75		
		Recreation Area	Red - 4591.96		
		Youth Provision	Red - 3217.88		
		Outdoor Sport	Amber - 994		
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 east edge of Ingleby Arncliffe. This is a significant site for the location and would be a large extension to the settlement, having a negative impact on its character. The rural location of the site means it has limited access to services and amenities. The site performs poorly against objective five and nine.

ALT/S/075/004	Land to the Rear of Norwood Cottage, East of C of E Primary School, Ingleby Arncliffe, North Yorks		
Context:	This site is part industrial use and part greenfield. To the south of the site is residential development and primary school. To the west, north and east are greenfields.		
Site Area (Ha):	1.50		
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	
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings or brownfield	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.
	4b) Is the site potentially subject to contamination or other ground condition issues?	Amber	
	4c) Would there be loss of best and most versatile agricultural land?	Amber	

land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	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?	<table border="1"> <tr> <td data-bbox="673 378 849 479">Town Centre</td> <td data-bbox="855 378 984 479">Red - 12283.05</td> </tr> <tr> <td data-bbox="673 479 849 622">Industrial Estate/ Business Park</td> <td data-bbox="855 479 984 622">Red - 7144.26</td> </tr> <tr> <td data-bbox="673 622 849 696">Primary School</td> <td data-bbox="855 622 984 696">Green - 235.14</td> </tr> <tr> <td data-bbox="673 696 849 797">Secondary School</td> <td data-bbox="855 696 984 797">Red - 12313.76</td> </tr> <tr> <td data-bbox="673 797 849 875">Doctors</td> <td data-bbox="855 797 984 875">Red - 7654.92</td> </tr> <tr> <td data-bbox="673 875 849 949">Convenience Store</td> <td data-bbox="855 875 984 949">Red - 7555.96</td> </tr> <tr> <td data-bbox="673 949 849 1023">Village Hall</td> <td data-bbox="855 949 984 1023">Green - 727.4</td> </tr> <tr> <td data-bbox="673 1023 849 1097">Play Area</td> <td data-bbox="855 1023 984 1097">Red - 3044.01</td> </tr> <tr> <td data-bbox="673 1097 849 1171">Recreation Area</td> <td data-bbox="855 1097 984 1171">Red - 4420.22</td> </tr> <tr> <td data-bbox="673 1171 849 1245">Youth Provision</td> <td data-bbox="855 1171 984 1245">Red - 3046.14</td> </tr> <tr> <td data-bbox="673 1245 849 1312">Outdoor Sport</td> <td data-bbox="855 1245 984 1312">Amber - 822.26</td> </tr> </table>	Town Centre	Red - 12283.05	Industrial Estate/ Business Park	Red - 7144.26	Primary School	Green - 235.14	Secondary School	Red - 12313.76	Doctors	Red - 7654.92	Convenience Store	Red - 7555.96	Village Hall	Green - 727.4	Play Area	Red - 3044.01	Recreation Area	Red - 4420.22	Youth Provision	Red - 3046.14	Outdoor Sport	Amber - 822.26	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
Town Centre	Red - 12283.05																									
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Outdoor Sport	Amber - 822.26																									
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	<table border="1"> <tr> <td data-bbox="426 1321 849 1395">10 a) Is the development in a conservation area?</td> <td data-bbox="855 1321 984 1395">Green</td> </tr> <tr> <td data-bbox="426 1395 849 1496">10 b) Would development affect the character and appearance of the conservation area?</td> <td data-bbox="855 1395 984 1496">Green</td> </tr> <tr> <td data-bbox="426 1496 849 1597">10 c) Would development affect the setting and/or significance of a listed building?</td> <td data-bbox="855 1496 984 1597">Green</td> </tr> <tr> <td data-bbox="426 1597 849 1720">10d) Will the development of the site affect non-designated heritage assets?</td> <td data-bbox="855 1597 984 1720">Amber</td> </tr> <tr> <td data-bbox="426 1720 849 1821">10e) Would the development affect an important non-designated archaeological site?</td> <td data-bbox="855 1720 984 1821">Amber</td> </tr> <tr> <td data-bbox="426 1821 849 1966">10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?</td> <td data-bbox="855 1821 984 1966">Green</td> </tr> <tr> <td data-bbox="426 1966 849 2031">10g) Will development of the site affect the setting of an</td> <td data-bbox="855 1966 984 2031">Green</td> </tr> </table>	10 a) Is the development in a conservation area?	Green	10 b) Would development affect the character and appearance of the conservation area?	Green	10 c) Would development affect the setting and/or significance of a listed building?	Green	10d) Will the development of the site affect non-designated heritage assets?	Amber	10e) Would the development affect an important non-designated archaeological site?	Amber	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green	10g) Will development of the site affect the setting of an	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber									
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																									
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10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green																									
10g) Will development of the site affect the setting of an	Green																									

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

A greenfield site stretching north west from coach company. The site does not reflect the built form of the settlement and would stretch building out into the countryside. The rural location of the site means it has limited access to services and amenities. Redevelopment of a business and adjacent expansion land would have a negative impact against employment growth. The site performs poorly against objective five, nine and fourteen.

ALT/S/075/004a	Land to the Rear of Norwood Cottage, East of C of E Primary School, Ingleby Arncliffe, North Yorks			
Context:	This site is industrial use. To the south west, south east and north east of the site is residential development. To the north west is site ref ALT/S/075/004.			
Site Area (Ha):	0.47			
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.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Amber		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings or brownfield	4a) Will the development re-use brownfield land?	Green	This site is likely to be appropriate for development.	Green
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

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?	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 - 12222.75	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 7083.96		
		Primary School	Green - 174.84		
		Secondary School	Red - 12253.46		
		Doctors	Red - 7594.62		
		Convenience Store	Green - 162.68		
		Village Hall	Green - 667.1		
		Play Area	Red - 2983.71		
		Recreation Area	Red - 4359.92		
		Youth Provision	Red - 2985.84		
		Outdoor Sport	Amber - 761.96		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	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?	Red	Residential development on the site would limit opportunities to safeguard land for the expansion of existing businesses.	Red
Summary of Sustainability Appraisal:				

A greenfield site reduced from site ALT/S/075/004, encompassing the coach company and land to the east. The rural location of the site means it has limited access to services and amenities. Redevelopment of a business and adjacent expansion land would have a negative impact against employment growth. The site performs poorly against objective nine and fourteen.

S/082/001	Land South And East Of Bridge House Station Road Stokesley North Yorkshire			
Context:	This is a greenfield site. The site is bounded by Eller Beck to the north, and Station Road to the east, with industrial use beyond this. To the west is greenfield. To the south is a dwelling, and a dismantled railway line.			
Site Area (Ha):	6.43			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td 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?	Green		
	5c) What is the impact on form and character of a settlement?	Amber		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Amber		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Amber		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	The site is in a vulnerable location, development of the site may increase the risk of flooding on site or elsewhere which mitigation cannot negate.	Red
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Red		
	7d) Will development increase the risk of flooding?	Red		
	7e) Can any increase in risk of flooding be mitigated?	Red		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Amber	There is potential impact as the site is within the buffer zone as identified by Natural	Amber

landscape and protect the special qualities of the AONB's and National Park.				England.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Amber - 1427.53	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Green - 276.91		
		Primary School	Red - 1509.56		
		Secondary School	Amber - 998.7		
		Doctors	Red - 1745.9		
		Convenience Store	Red - 5276.02		
		Village Hall	Red - 1558.62		
		Play Area	Red - 2709.76		
		Recreation Area	Red - 2152.46		
		Youth Provision	Red - 1961.26		
Outdoor Sport	Red - 1305.15				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	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 east of Stokesley Business Park. A large portion of the north west of the site is within flood zone 2 and 3 but this could be avoided through site design. The site is distant from services and amenities so would not be appropriate for residential development.

S/125/001	OS Fields 0006 and 0100 Rudby Bank Hutton Rudby North Yorkshire			
Context:	This is a greenfield site with some woodland to the west. The site is bounded by residential development to the north, east and south. To the west is woodland and the River Leven.			
Site Area (Ha):	3.66			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Amber	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Red		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Amber		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	<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?	Green		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Amber	There is potential impact as the site is within the buffer zone as identified by Natural	Amber

landscape and protect the special qualities of the AONB's and National Park.				England.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 6817.44	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 6637.09		
		Primary School	Red - 1671.24		
		Secondary School	Red - 7441.9		
		Doctors	Amber - 822.84		
		Convenience Store	Red - 962.02		
		Village Hall	Red - 1206.71		
		Play Area	Red - 1400.69		
		Recreation Area	Red - 1951.8		
		Youth Provision	Red - 1401.9		
		Outdoor Sport	Red - 1428.33		
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?	Amber	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Amber			
	10 c) Would development affect the setting and/or significance of a listed building?	Amber			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

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

A greenfield site on the western edge of Rudby. The site would extend the settlement significantly to the west and would impact on the character of the space and use of the public right of way. The site has limited access to amenities and services. The site scores poorly against objective five and nine.

S/125/002	OS Field 7119 Blue Barn Lane Hutton Rudby North Yorkshire			
Context:	This is a greenfield site. The northern boundary follows Blue Barn Lane. To the west and south is Bank Wood. To the east is residential development.			
Site Area (Ha):	6.55			
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?	Red		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Amber		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	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?	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 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 - 6691.73	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 7293.87		
		Primary School	Red - 2328.02		
		Secondary School	Red - 7316.18		
		Doctors	Red - 1479.62		
		Convenience Store	Red - 1618.81		
		Village Hall	Red - 1863.49		
		Play Area	Red - 2057.48		
		Recreation Area	Red - 2608.58		
		Youth Provision	Red - 2058.69		
		Outdoor Sport	Red - 2085.11		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Amber			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			
	10h) Would development affect	Green			

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

A greenfield site on the western edge of Rudby off Blue Barn Lane. The site would extend the settlement significantly to the west and would impact on the character of the space. The site has limited access to amenities and services. The site scores poorly against objective five and nine.

S/125/003	OS Field 2719 Stokesley Road Hutton Rudby North Yorkshire			
Context:	This is a greenfield site. The site is bounded by residential development to the west, and the highway to the south, and site ref S/134/001 (greenfield) beyond this. To the north and east are greenfields.			
Site Area (Ha):	2.26			
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?	Red		
	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" style="width: 100%;"> <tr> <td style="text-align: center;">Bus Stop</td> <td rowspan="2" style="text-align: center;">Amber</td> </tr> <tr> <td style="text-align: center;">Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

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

landscape and protect the special qualities of the AONB's and National Park.				England.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 5846.33	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 6890.42		
		Primary School	Red - 1924.58		
		Secondary School	Red - 6470.78		
		Doctors	Amber - 1076.17		
		Convenience Store	Red - 1215.36		
		Village Hall	Red - 1460.05		
		Play Area	Red - 1654.03		
		Recreation Area	Red - 2205.13		
		Youth Provision	Red - 1655.24		
Outdoor Sport	Red - 1681.66				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	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 eastern edge of Rudby north of Stokesley Road. The site would extend the settlement significantly to the east and would impact on the character of the space. The site has limited access to amenities and services. The site scores poorly against objective five and nine.

S/125/005	OS Field 2642 Middleton Road Hutton Rudby North Yorkshire			
Context:	This is a greenfield site. To the west is Middleton Road. To the north, and south are greenfields. To the east is a greenfield and Holme Lane.			
Site Area (Ha):	6.40			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	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?	Red		
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings or brownfield	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	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 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 - 4440.54	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 5542.18		
		Primary School	Red - 4822.9		
		Secondary School	Red - 5064.99		
		Doctors	Red - 4308.59		
		Convenience Store	Green - 155.28		
		Village Hall	Green - 419.3		
		Play Area	Red - 6515.72		
		Recreation Area	Red - 3918.65		
		Youth Provision	Red - 4117.25		
		Outdoor Sport	Red - 5196.68		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site has the potential to preserve the historic environment, and it is unlikely that the development of this site will affect any designated or non-designated heritage assets.	Green	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			
	10h) Would development affect	Green			

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

A greenfield site on the northern edge of Rudby east of Middleton Road. It would be difficult to connect the site to the public right of way network. The site would extend the settlement significantly to the north and would impact on the character of the village. The site has limited access to amenities and services. The site scores poorly against objective three, five and nine.

ALT/S/125/006	OS Field 0006, Rudby Bank, Rudby, North Yorkshire			
Context:	This is a greenfield site. The site is bounded by residential development to the north and east. To the west is site ref S/125/004 (greenfield) and site ref S/125/001 (greenfield), both of which include this site within their areas.			
Site Area (Ha):	1.94			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	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?	Red		
	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?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Amber		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Amber		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or AONB.	Green

landscape and protect the special qualities of the AONB's and National Park.					
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 6389.04	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 6991.19		
		Primary School	Red - 2025.34		
		Secondary School	Red - 7013.49		
		Doctors	Amber - 1176.93		
		Convenience Store	Red - 1316.12		
		Village Hall	Red - 1560.81		
		Play Area	Red - 1754.79		
		Recreation Area	Red - 2305.9		
		Youth Provision	Red - 1756		
		Outdoor Sport	Red - 1782.42		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Amber	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Amber			
	10 c) Would development affect the setting and/or significance of a listed building?	Amber			
	10d) Will the development of the site affect non-designated heritage assets?	Amber			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

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

A greenfield site on the western edge of Rudby, reduced from site S/125/001. The site better reflects the built form of the existing settlement but would still have some impact on the character of the space and use of the public right of way. The site has limited access to amenities and services. The site scores poorly against objective five and nine.

S/134/001	OS Field 3100 Stokesley Road Hutton Rudby North Yorkshire			
Context:	This is a greenfield site. To the west of the site is residential development. To the east and south are greenfields, and to the north is the highway and site ref S/125/003 (greenfield) beyond this.			
Site Area (Ha):	2.42			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	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?	Amber		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Amber		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Green		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Amber		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Amber		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	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 - 5983.65	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 6965.99		
		Primary School	Red - 2000.14		
		Secondary School	Red - 6608.1		
		Doctors	Amber - 1151.74		
		Convenience Store	Red - 1290.92		
		Village Hall	Red - 1535.61		
		Play Area	Red - 1729.59		
		Recreation Area	Red - 2280.7		
		Youth Provision	Red - 1730.81		
		Outdoor Sport	Red - 1757.23		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Amber	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Amber			
	10 c) Would development affect the setting and/or significance of a listed building?	Amber			
	10d) Will the development of the site affect non-designated heritage assets?	Amber			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

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

A greenfield site on the eastern edge of Rudby south of Stokesley Road. The site would extend the settlement significantly to the east and would impact on the character of the space. The site has limited access to amenities and services. The site scores poorly against objective five and nine.

S/142/002	Jan Bezemer And Sons Limited Cleveland Nurseries Station Road Stokesley North Yorkshire TS9 5JQ			
Context:	This is a horticultural site with glasshouses and frames on. To the north of the site is site ref S/142/024 (school playing fields). To the west is Station Road, the south is Eller Beck and to the east B1257.			
Site Area (Ha):	9.23			
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	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?	Amber	There is potential impact as the site is within the buffer zone as identified by Natural	Amber

landscape and protect the special qualities of the AONB's and National Park.				England.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Amber - 1387.14	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Amber - 1316.41		
		Primary School	Red - 1469.17		
		Secondary School	Amber - 1024.46		
		Doctors	Red - 1705.51		
		Convenience Store	Red - 4857.26		
		Village Hall	Red - 1518.23		
		Play Area	Red - 2972.01		
		Recreation Area	Red - 2144.48		
		Youth Provision	Red - 1920.87		
Outdoor Sport	Green - 362.93				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site has the potential to preserve the historic environment, and it is unlikely that the development of this site will affect any designated or non-designated heritage assets.	Green	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Green			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

	10h) Would development affect the setting of a Scheduled Ancient Monument?	Green		
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	11a) Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Neutral	The 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:				

Nurseries site south of Stokesley School. Most of the site falls within flood zone 2 and 3, residential development would require an exception test whilst employment would not. The site is distant from services and amenities again making residential development less appropriate than employment.

S/142/003	Land East Of Carolina Farm Stokesley North Yorkshire				
Context:	This is a greenfield site. There is residential use and site ref S/142/027 (greenfield) to the east, and greenfields and residential/industrial development to the east. To the north is A172, and to the south is Eller Beck.				
Site Area (Ha):	4.92				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	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?	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?	Amber	There is potential impact as the site is within the buffer zone as identified by Natural	Amber

landscape and protect the special qualities of the AONB's and National Park.				England.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Amber - 1367.18	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Amber - 1415.53		
		Primary School	Red - 1449.2		
		Secondary School	Amber - 938.34		
		Doctors	Red - 1685.54		
		Convenience Store	Red - 5215.66		
		Village Hall	Red - 1498.26		
		Play Area	Red - 4038.91		
		Recreation Area	Red - 2092.11		
		Youth Provision	Red - 1900.9		
		Outdoor Sport	Red - 1244.79		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	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 gypsy/traveller 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 gypsy/traveller development.	Neutral
Summary of Sustainability Appraisal:				

This is a greenfield site located to the south of settlement of Stokesley separate from both the main residential core of the town and Stokesley Business Park. The site has poor overall accessibility and has poor or no links to public transport or other rights of way and is in a highly sensitive location where harm to the environment could not be mitigated. The site has poor access to some amenities and services. The site performs poorly against sustainability objectives three and five.

S/142/003a	Land East Of Carolina Farm Stokesley North Yorkshire				
Context:	This is a greenfield site. There is residential/industrial use to the east, and greenfields and residential development to the east. To the north is A172, and to the south is Eller Beck.				
Site Area (Ha):	4.92				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	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?	Red		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Amber	There is potential impact as the site is within the buffer zone as identified by Natural	Amber

landscape and protect the special qualities of the AONB's and National Park.				England.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Amber - 1367.18	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Amber - 1415.53		
		Primary School	Red - 1449.2		
		Secondary School	Amber - 938.34		
		Doctors	Red - 1685.54		
		Convenience Store	Red - 5215.66		
		Village Hall	Red - 1498.26		
		Play Area	Red - 4038.91		
		Recreation Area	Red - 2092.11		
		Youth Provision	Red - 1900.9		
		Outdoor Sport	Red - 1244.79		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	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:				

This is a greenfield site located to the south of settlement of Stokesley separate from both the main residential core of the town and Stokesley Business Park. The site has poor overall accessibility and has poor or no links to public transport or other rights of way and is in a highly sensitive location where harm to the environment could not be mitigated. The site has poor access to some amenities and services, however, as an employment site this will have less of an impact. The site performs poorly against sustainability objectives three and five.

S/142/004	OS Field 6523 Stokesley North Yorkshire			
Context:	This is a greenfield site. The site is bounded by site ref S/142/005 (greenfield) to the east, site ref S/142/010 (greenfield) to the north and site ref S/142/012 (greenfield) to the west. The southern boundary follows the A172			
Site Area (Ha):	1.15			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	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?	Green		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Amber		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Amber		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	The site is in a vulnerable location, development of the site may increase the risk of flooding on site or elsewhere which mitigation cannot negate.	Red
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Red		
	7d) Will development increase the risk of flooding?	Red		
	7e) Can any increase in risk of flooding be mitigated?	Red		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Amber	There is potential impact as the site is within the buffer zone as identified by Natural	Amber

landscape and protect the special qualities of the AONB's and National Park.				England.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Amber - 950.51	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Amber - 998.86		
		Primary School	Amber - 1032.53		
		Secondary School	Green - 521.67		
		Doctors	Red - 1268.87		
		Convenience Store	Red - 4798.99		
		Village Hall	Amber - 1081.59		
		Play Area	Red - 3622.24		
		Recreation Area	Red - 1675.44		
		Youth Provision	Red - 1484.23		
		Outdoor Sport	Amber - 828.12		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Amber	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Amber			
	10 c) Would development affect the setting and/or significance of a listed building?	Amber			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

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

This is a greenfield site located to the south of settlement of Stokesley separate from the main residential core of the town. The site has poor overall accessibility to services and facilities and limited links to public transport or other rights of way that could be capable of improvement. The site is in a highly sensitive location where harm to the environment could not be mitigated and is in a location vulnerable to flood risk. The site performs poorly against sustainability objectives five, seven and nine.

S/142/005	OS Field 7126 Stokesley North Yorkshire				
Context:	This is a greenfield site. The site is bounded by a narrow belt of the woodland and site ref S/142/026 (greenfield) to the north and east, site ref S/142/004 (greenfield) to the west. The southern boundary follows the A172.				
Site Area (Ha):	0.36				
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?		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	Amber		
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?	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?	Amber	There is potential impact as the site is within the buffer zone as identified by Natural	Amber

landscape and protect the special qualities of the AONB's and National Park.				England.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Amber - 875.71	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Amber - 924.06		
		Primary School	Amber - 957.73		
		Secondary School	Green - 446.87		
		Doctors	Amber - 1194.07		
		Convenience Store	Red - 4724.19		
		Village Hall	Amber - 1006.79		
		Play Area	Red - 3547.44		
		Recreation Area	Red - 1600.64		
		Youth Provision	Red - 1409.43		
Outdoor Sport	Amber - 753.32				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?		Amber	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber
	10 b) Would development affect the character and appearance of the conservation area?		Amber		
	10 c) Would development affect the setting and/or significance of a listed building?		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:				

This is a greenfield site located to the south of settlement of Stokesley separate from the main residential core of the town. The site has limited overall accessibility to services and facilities and limited links to public transport or other rights of way that could be capable of improvement. The site is in a highly sensitive location where harm to the environment could not be mitigated and is in a location vulnerable to flood risk. The site performs poorly against sustainability objectives five and seven.

S/142/006	Small Riggs Field South West Of Mill Riggs Farm Stokesley North Yorkshire			
Context:	This is a greenfield site. The western boundary runs along the A172. There is an agricultural unit to the north, and site ref S/142/021 (greenfield) to the east. The most easterly point of the site abuts site ref S/142/007 (greenfield). The southern boundary is onto greenfields and the River Leven.			
Site Area (Ha):	1.22			
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 highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Red		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Amber		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Amber		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	This site is a less vulnerable location. Given its proposed preferred use the site has potential to incorporate mitigation to reduce the risk of flooding on site or elsewhere. Further assessment will be required.	Amber
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Red		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or	Green

character of the landscape and protect the special qualities of the AONB's and National Park.				AONB.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Amber - 877.5	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Amber - 1490.89		
		Primary School	Amber - 937.73		
		Secondary School	Amber - 861.53		
		Doctors	Amber - 1195.86		
		Convenience Store	Red - 4630.23		
		Village Hall	Amber - 1008.58		
		Play Area	Red - 3834.49		
		Recreation Area	Red - 1634.84		
		Youth Provision	Red - 1411.22		
Outdoor Sport	Green - 691.21				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an	Green			

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

This is a greenfield site located to the east of settlement of Stokesley separated from the main residential core of the town by the A172. The site is in a highly sensitive location where harm to the environment in terms of settlement form and character could not be mitigated. The site performs poorly against sustainability objective five.

S/142/007	Mill Riggs Field East Of Mill Riggs Farm Stokesley North Yorkshire			
Context:	This is a greenfield site. The western boundary abuts sites ref S/142/021 and S/142/006 (both greenfield), the northern boundary site ref S/142/009 (greenfield), the south abuts the River Leven. To the north west and west are agricultural buildings and greenfields.			
Site Area (Ha):	13.16			
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?	Amber		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural	Red		

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

character of the landscape and protect the special qualities of the AONB's and National Park.				AONB.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 2493.55	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 2787.41		
		Primary School	Red - 2575.57		
		Secondary School	Red - 2158.05		
		Doctors	Red - 2811.91		
		Convenience Store	Red - 3668.63		
		Village Hall	Red - 2624.63		
		Play Area	Red - 4118.08		
		Recreation Area	Red - 3250.89		
		Youth Provision	Red - 3027.27		
		Outdoor Sport	Red - 1417.06		
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?	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:				

This is a greenfield site located to the east of settlement of Stokesley separated from the main residential core of the town by the A172. The site is in a highly sensitive location where harm to the environment in terms of settlement form and character could not be mitigated and is in a location vulnerable to flood risk. The site has poor overall accessibility. The site performs poorly against sustainability objectives five, seven and nine.

S/142/009	Land South Of Quakers Grove Farm Great Ayton North Yorkshire			
Context:	This is a greenfield site. The site is bounded by site ref S/142/007 (greenfields) to the south, and greenfields to the east and north. To the east is the A172 and a garden centre.			
Site Area (Ha):	15.92			
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?	Amber		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Red		

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Red		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Amber		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	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 - 1957.39	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 2630.68		
		Primary School	Red - 1699.01		
		Secondary School	Red - 2001.32		
		Doctors	Red - 2275.75		
		Convenience Store	Red - 4104.82		
		Village Hall	Red - 2088.47		
		Play Area	Red - 4554.26		
		Recreation Area	Red - 2714.73		
		Youth Provision	Red - 2491.11		
Outdoor Sport	Red - 1831				
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:				

This is a greenfield site located to the east of settlement of Stokesley separated from the main residential core of the town by the A172. The site is in a highly sensitive location where harm to the environment in terms of settlement form and character could not be mitigated. The site has poor overall accessibility. The site performs poorly against sustainability objectives five and nine.

S/142/010	OS Field 5933 Levenside Stokesley North Yorkshire			
Context:	This is a greenfield site. To the west of the site is site ref S/142/012 (greenfield) and site ref S/142/011 (greenfield). Site ref S/142/004 (greenfield) is to the south. To the east and north is residential development.			
Site Area (Ha):	0.78			
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?	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?	Green		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	The site is in a vulnerable location, development of the site may increase the risk of flooding on site or elsewhere which mitigation cannot negate.	Red
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Red		
	7d) Will development increase the risk of flooding?	Red		
	7e) Can any increase in risk of flooding be mitigated?	Red		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	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	Green - 583.08	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Amber - 1198.61		
		Primary School	Amber - 665.1		
		Secondary School	Green - 721.42		
		Doctors	Amber - 901.44		
		Convenience Store	Red - 4503.23		
		Village Hall	Green - 621.58		
		Play Area	Red - 3821.99		
		Recreation Area	Amber - 1028.72		
		Youth Provision	Amber - 1116.8		
		Outdoor Sport	Amber - 853.11		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Red	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Amber			
	10 c) Would development affect the setting and/or significance of a listed building?	Amber			
	10d) Will the development of the site affect non-designated heritage assets?	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:				

This is a greenfield site located to the south of settlement of Stokesley separate from the main residential core of the town. The site has limited overall accessibility to services and facilities and limited links to public transport or other rights of way that could be capable of improvement. The site is in a highly sensitive location where harm to the environment could not be mitigated and is in a location vulnerable to flood risk. The site performs poorly against sustainability objectives five and seven.

S/142/011	Land to the rear of Levenside Place and 27 Levenside, Stokesley			
Context:	This is part greenfield and part industrial use site. To the north and west is residential development. To the south is site ref S/142/012 (greenfield) and to the east site ref S/142/010 (greenfield) and residential development.			
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?	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?	Amber	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a suitable location, given its proposed preferred use and has potential to incorporate mitigation and enhancement measures. Further assessment will be required.	Amber
	5b) Is the site prominent in any significant views towards a settlement?	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	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?	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	Green - 386.96	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Amber - 1438.59		
		Primary School	Amber - 769.32		
		Secondary School	Amber - 961.4		
		Doctors	Amber - 622.97		
		Convenience Store	Red - 4144.36		
		Village Hall	Green - 262.71		
		Play Area	Red - 4061.97		
		Recreation Area	Green - 669.85		
		Youth Provision	Amber - 838.33		
		Outdoor Sport	Amber - 1093.09		
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?		Red	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber
	10 b) Would development affect the character and appearance of the conservation area?		Amber		
	10 c) Would development affect the setting and/or significance of a listed building?		Amber		
	10d) Will the development of the site affect non-designated heritage assets?		Green		
	10e) Would the development affect an important non-designated archaeological site?		Amber		
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?		Green		
	10g) Will development of the site affect the setting of an elevated conservation area?		Green		

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

This is a greenfield site located to the south of settlement of Stokesley capable of integration with the main residential core of the town. The site is well served by existing footpath and is broadly accessible but is vulnerable to flood risk that cannot be mitigated and would limit opportunities for the expansion of existing businesses. The site performs poorly against sustainability objectives seven and fourteen.

S/142/012	OS Field 5721 Stokesley North Yorkshire				
Context:	This is a greenfield site. The A172 runs along the southern boundary. To the west is a track and allotments, to the north is site ref S/142/011 (greenfield/industrial) and to the east sites ref S/142/010 and S/142/004 (both greenfield).				
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?	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	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	Amber - 1065.51	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Amber - 1113.86		
		Primary School	Amber - 1147.53		
		Secondary School	Green - 636.67		
		Doctors	Red - 1383.87		
		Convenience Store	Red - 4913.99		
		Village Hall	Red - 1196.59		
		Play Area	Red - 3737.24		
		Recreation Area	Red - 1790.44		
		Youth Provision	Red - 1599.23		
		Outdoor Sport	Amber - 943.12		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Amber	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Amber			
	10 c) Would development affect the setting and/or significance of a listed building?	Amber			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

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

This is a greenfield site located to the south of settlement of Stokesley separated from the main residential core of the town. The site is in a highly sensitive location where harm to the environment in terms of settlement form and character could not be mitigated and is in a location vulnerable to flood risk. The site has poor overall accessibility and poor or no links to public footpaths or other rights of way. The site performs poorly against sustainability objectives three, five, seven and nine.

S/142/013	OS Field 7300, 8100 and 9173 Thirsk Road Stokesley North Yorkshire				
Context:	This is a greenfield site. The B1365 (Thirsk Road) and residential development is to the east of the site. To the north are sites ref S/142/016 (agricultural development) and S/142/017 (greenfield). To the north east is residential development. To the west are greenfields and to the south is the River Leven.				
Site Area (Ha):	13.90				
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?	Amber		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Amber		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	The site is in a vulnerable location, development of the site may increase the risk of flooding on site or elsewhere which mitigation cannot negate.	Red
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Red		
	7d) Will development increase the risk of flooding?	Red		
	7e) Can any increase in risk of flooding be mitigated?	Red		
8. To maintain and enhance the quality and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	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>Town Centre</td> <td>Amber - 1372.61</td> </tr> <tr> <td>Industrial Estate/ Business Park</td> <td>Red - 2474.24</td> </tr> <tr> <td>Primary School</td> <td>Red - 1754.96</td> </tr> <tr> <td>Secondary School</td> <td>Red - 1997.06</td> </tr> <tr> <td>Doctors</td> <td>Red - 1240.66</td> </tr> <tr> <td>Convenience Store</td> <td>Red - 3803.9</td> </tr> <tr> <td>Village Hall</td> <td>Red - 1248.35</td> </tr> <tr> <td>Play Area</td> <td>Red - 5097.63</td> </tr> <tr> <td>Recreation Area</td> <td>Amber - 850.71</td> </tr> <tr> <td>Youth Provision</td> <td>Amber - 1049.32</td> </tr> <tr> <td>Outdoor Sport</td> <td>Red - 2128.75</td> </tr> </table>	Town Centre	Amber - 1372.61	Industrial Estate/ Business Park	Red - 2474.24	Primary School	Red - 1754.96	Secondary School	Red - 1997.06	Doctors	Red - 1240.66	Convenience Store	Red - 3803.9	Village Hall	Red - 1248.35	Play Area	Red - 5097.63	Recreation Area	Amber - 850.71	Youth Provision	Amber - 1049.32	Outdoor Sport	Red - 2128.75	<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 - 1372.61																									
Industrial Estate/ Business Park	Red - 2474.24																									
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<p>10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.</p>	<table border="1"> <tr> <td>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 site affect the setting of an</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 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, if put forward for residential development, has the potential to provide a mix of housing types and tenures, subject to Local Plan policies.	Green
	11b) Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	Green		
12. To reduce crime and the fear of crime.	12a) Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour?	Neutral	This objective is not applicable at a site level. No data is available to inform the site assessments. While the Index of Multiple Deprivation does identify areas of crime deprivation, this data is not suited to appraising individual site options in the Hambleton district.	Neutral
13. To provide a range of good quality employment opportunities.	13a) Is there potential for direct jobs to be created as a result of development?	Amber	If brought forward as a mixed use development the 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	If brought forward as a mixed use development, site has limited potential.	Amber
Summary of Sustainability Appraisal:				

This is a greenfield site located to the south west of settlement of Stokesley adjacent to the Riverslea / Riverdene residential estate. The site is in a highly sensitive location where harm to the environment in terms of settlement form and character could not be mitigated and is in a location vulnerable to flood risk. The site has poor overall accessibility. The site performs poorly against sustainability objectives five, seven and nine.

S/142/014	OS Field 3738 Stokesley North Yorkshire				
Context:	This is a greenfield site. The western boundary follows the River Tame, the northern boundary abuts greenfields with an agricultural unit to the north east. To the east is site ref S/142/015 and a recent housing development and to the south is the highway.				
Site Area (Ha):	7.77				
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?	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	The site is in a vulnerable location, development of the site may increase the risk of flooding on site or elsewhere which mitigation cannot negate.	Red
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Red		
	7d) Will development increase the risk of flooding?	Red		
	7e) Can any increase in risk of flooding be mitigated?	Red		
8. To maintain and enhance the quality and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Amber	There is potential impact as the site is within the buffer zone	Amber

character of the landscape and protect the special qualities of the AONB's and National Park.				as identified by Natural England.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Amber - 1507.68	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 2609.32		
		Primary School	Red - 1890.04		
		Secondary School	Red - 2132.13		
		Doctors	Red - 1375.73		
		Convenience Store	Red - 3396.67		
		Village Hall	Red - 1383.43		
		Play Area	Red - 5232.7		
		Recreation Area	Amber - 985.79		
		Youth Provision	Red - 1184.4		
		Outdoor Sport	Red - 2263.82		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an	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:				

This is a greenfield site located to the west of settlement of Stokesley separate from the main residential core. The site is in a highly sensitive location where harm to the environment in terms of settlement form and character could not be mitigated and is in a location vulnerable to flood risk. The site has poor overall accessibility. The site performs poorly against sustainability objectives five, seven and nine.

S/142/014a	OS Field 3738 Stokesley North Yorkshire			
Context:	The is a greenfield site. The western boundary abuts onto the wider site of S/142/014 and the eastern boundary follows the track to the agricultural unit to the north east and site ref S/142/015 (greenfield). To the south is the highway.			
Site Area (Ha):	2.04			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	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 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 - 1384.08	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 2485.72		
		Primary School	Red - 1766.43		
		Secondary School	Red - 2008.53		
		Doctors	Red - 1252.13		
		Convenience Store	Amber - 665.92		
		Village Hall	Red - 1259.83		
		Play Area	Red - 5109.1		
		Recreation Area	Amber - 862.19		
		Youth Provision	Amber - 1060.79		
		Outdoor Sport	Red - 2140.22		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site 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:				

This is a greenfield site located to the west of settlement of Stokesley separate from the main residential core. The site is in a highly sensitive location where harm to the environment in terms of settlement form and character could not be mitigated . The site has poor overall accessibility. The site performs poorly against sustainability objectives five and nine.

S/142/015	OS Field 5541 Stokesley North Yorkshire			
Context:	The is a greenfield site. The western boundary abuts site ref S/142/014 (greenfield) and follows the track to the agricultural unit to the north of the site. To the east is a recent housing development and to the south is the highway.			
Site Area (Ha):	1.59			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	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?	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?	Red		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Amber	There is potential impact as the site is within the buffer zone as identified by Natural	Amber

landscape and protect the special qualities of the AONB's and National Park.				England.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Amber - 1383.25	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 2484.88		
		Primary School	Red - 1765.6		
		Secondary School	Red - 2007.7		
		Doctors	Red - 1251.3		
		Convenience Store	Red - 3272.23		
		Village Hall	Red - 1258.99		
		Play Area	Red - 5108.27		
		Recreation Area	Amber - 861.35		
		Youth Provision	Amber - 1059.96		
		Outdoor Sport	Red - 2139.39		
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:				

This is a greenfield site located to the west of the settlement of Stokesley. The site is in a highly sensitive location where harm to the environment in terms of settlement form and character could not be mitigated however a current housing development is underway immediately to the east of the site altering the overall character of the location. The site has poor overall accessibility. The site performs poorly against sustainability objectives five and nine.

S/142/016	White House Farm Stokesley North Yorkshire TS9 5LE			
Context:	This is an agricultural unit. To the east is site ref S/142/017 (greenfield) and to the west are greenfields. To the south is site ref S/142/013 (greenfield) and to the north is the highway, and a recent housing development.			
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?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

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

landscape and protect the special qualities of the AONB's and National Park.				England.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Amber - 1152.5	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 2254.14		
		Primary School	Red - 1534.85		
		Secondary School	Red - 1776.95		
		Doctors	Amber - 1020.55		
		Convenience Store	Red - 3266.19		
		Village Hall	Amber - 1028.25		
		Play Area	Red - 4877.52		
		Recreation Area	Green - 630.61		
		Youth Provision	Amber - 829.21		
Outdoor Sport	Red - 1908.64				
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?	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:				

This is a brownfield site located to the west of the settlement of Stokesley. Redevelopment of the site could be achieved without harm to the character and appearance of the area but the site has poor overall accessibility. The site performs adequately against the sustainability objectives but there are some issues that need addressing.

S/142/017	Land East Of White House Farm Stokesley North Yorkshire			
Context:	This is a greenfield site. To the west is site ref S/142/016 (agricultural buildings). To the east is residential development. To the south is site ref S/142/013 (greenfield) and to the north is the highway, and recent residential development.			
Site Area (Ha):	0.8			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

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

landscape and protect the special qualities of the AONB's and National Park.				England.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Amber - 1046.29	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 2147.93		
		Primary School	Red - 1428.65		
		Secondary School	Red - 1670.74		
		Doctors	Amber - 914.34		
		Convenience Store	Red - 3372.87		
		Village Hall	Amber - 922.04		
		Play Area	Red - 4771.31		
		Recreation Area	Green - 524.4		
		Youth Provision	Green - 723		
Outdoor Sport	Red - 1802.43				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	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:				

This is a greenfield site located to the west of the settlement of Stokesley located between the existing Riverslea/Riverdene estate and White House Farm. The site has poor overall accessibility. The site performs adequately against the sustainability objectives but there are some issues that need addressing.

S/142/018	Small Riggs Field South West Of Mill Riggs Farm Stokesley North Yorkshire				
Context:	This is a greenfield site. The western boundary runs along the A172. There is an agricultural unit to the north, and site ref S/142/021 (greenfield) to the east. This site excludes and small parcel of land off the south eastern corner of the site which is included in site ref S/142/006. To the southern boundary is onto greenfields and the River Leven.				
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?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber	
	3b) Does the site have good connectivity to public transport?	Bus Stop			Amber
		Train Station			
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green			
	4c) Would there be loss of best	Amber			

the re-use of existing buildings or brownfield land	and most versatile agricultural land?			
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Red		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Amber		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	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	Amber - 843.91	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Amber - 1457.3		
		Primary School	Amber - 904.14		
		Secondary School	Amber - 827.94		
		Doctors	Amber - 1162.27		
		Convenience Store	Red - 4602.75		
		Village Hall	Amber - 974.99		
		Play Area	Red - 3800.89		
		Recreation Area	Red - 1601.25		
		Youth Provision	Red - 1377.63		
Outdoor Sport	Green - 657.62				
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	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 is a greenfield site located to the east of settlement of Stokesley separated from the main residential core of the town by the A172. The site is in a highly sensitive location where harm to the environment in terms of settlement form and character could not be mitigated. The site performs poorly against sustainability objective five.

S/142/019	Land South Of Quakers Grove Farm Great Ayton North Yorkshire			
Context:	This is a greenfield site. The site is bounded by site ref S/142/007 (greenfields) to the south, and greenfields to the east and north. To the east is the A172 and a garden centre.			
Site Area (Ha):	15.92			
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?	Amber		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Red		

or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Red		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Amber		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	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 - 1957.39	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 2630.68		
		Primary School	Red - 1699		
		Secondary School	Red - 2001.32		
		Doctors	Red - 2275.75		
		Convenience Store	Red - 4104.81		
		Village Hall	Red - 2088.47		
		Play Area	Red - 4554.26		
		Recreation Area	Red - 2714.72		
		Youth Provision	Red - 2491.11		
		Outdoor Sport	Red - 1831		
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:				

This is a greenfield site located to the east of settlement of Stokesley separated from the main residential core of the town by the A172. The site is in a highly sensitive location where harm to the environment in terms of settlement form and character could not be mitigated. The site has poor overall accessibility. The site performs poorly against sustainability objectives five and nine.

S/142/020	OS Field 9664 Stokesley North Yorkshire				
Context:	This is a greenfield site. The southern point of the site abuts the roundabout where the B1365 and A172 meet, with these roads running along the south western and eastern boundaries. To the north are greenfields. The site includes site ref S/142/028 within the site, to the eastern side.				
Site Area (Ha):	5.52				
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 land?	Amber			

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

character of the landscape and protect the special qualities of the AONB's and National Park.			AONB.		
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Amber - 1410.9	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 2144.8		
		Primary School	Amber - 1152.51		
		Secondary School	Amber - 1515.44		
		Doctors	Red - 1729.26		
		Convenience Store	Red - 4324.38		
		Village Hall	Red - 1541.98		
		Play Area	Red - 4488.39		
		Recreation Area	Red - 2168.23		
		Youth Provision	Red - 1944.62		
Outdoor Sport	Red - 1345.12				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	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:				

This is a greenfield site located to the north of the settlement of Stokesley. The site is in a highly sensitive location where harm to the environment in terms of settlement form and character could not be mitigated. The site has poor overall accessibility and poor or no links to public footpaths or other rights of way. The site performs poorly against sustainability objectives three, five, and nine.

S/142/021	Mill Riggs Farm Stokesley North Yorkshire TS9 5HQ			
Context:	This is a greenfield site with some agricultural buildings at the west of the site. To the south and part of the western boundary is site ref S/142/006 (greenfield). The rest of the western boundary follows the A172. To the north is an agricultural unit and to the east is site ref S/142/007 (greenfield).			
Site Area (Ha):	3.44			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Amber	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to a network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Red		

existing buildings or brownfield land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	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 - 1029.05	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 1642.45		
		Primary School	Amber - 1089.28		
		Secondary School	Amber - 1013.09		
		Doctors	Red - 1347.42		
		Convenience Store	Red - 4515.21		
		Village Hall	Red - 1160.14		
		Play Area	Red - 3986.04		
		Recreation Area	Red - 1786.39		
		Youth Provision	Red - 1562.78		
		Outdoor Sport	Amber - 842.76		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an	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?	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:				

This is a mixed greenfield site including some existing farm buildings and farm house located to the east of settlement of Stokesley separated from the main residential core of the town by the A172. The site has poor overall accessibility. The site performs poorly against sustainability objective five.

S/142/022	OS Field 2200 and 2700 Stokesley North Yorkshire				
Context:	This is a greenfield site. The River Leven runs along the west and part of the northern boundary. The River Leven meets Eller Beck at the south western corner of the site. There is residential development along the rest of the northern boundary. The southern boundary follows the A172 and to the east are allotments.				
Site Area (Ha):	8.58				
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?	Red	Poor or no links to footpaths, cycle routes and the public transport network.	Red	
	3b) Does the site have good connectivity to public transport?	Bus Stop			Red
		Train Station			
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green			
	4c) Would there be loss of best and most versatile agricultural land?	Red			

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

character of the landscape and protect the special qualities of the AONB's and National Park.				as identified by Natural England.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Amber - 1447.92	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Amber - 1496.27		
		Primary School	Red - 1529.94		
		Secondary School	Amber - 1019.08		
		Doctors	Red - 1766.28		
		Convenience Store	Red - 5198.26		
		Village Hall	Red - 1579		
		Play Area	Red - 4119.65		
		Recreation Area	Red - 1723.75		
		Youth Provision	Red - 1922.36		
Outdoor Sport	Red - 1325.53				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Amber	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Amber			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an	Green			

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

This is a greenfield site located to the south of settlement of Stokesley adjacent to Malvern Drive off Thirsk Road. The site is in a highly sensitive location where harm to the environment in terms of settlement form and character could not be mitigated and is in a location vulnerable to flood risk. The site has poor overall accessibility and poor or no links to public footpaths or other rights of way. The site performs poorly against sustainability objectives three, five, seven and nine.

S/142/023	Land at The Stripe Stokesley North Yorkshire			
Context:	This is a greenfield site. To the north of the site is the River Tame, and to the west are greenfields. To the south and east is residential development.			
Site Area (Ha):	28.32			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings or brownfield	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

land				
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	5a) Is there scope to develop or improve green infrastructure links through the development?	Amber	This site is in a highly sensitive location, where harm caused by development cannot be mitigated.	Red
	5b) Is the site prominent in any significant views towards a settlement?	Green		
	5c) What is the impact on form and character of a settlement?	Red		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Green		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Green		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	The site is in a vulnerable location, development of the site may increase the risk of flooding on site or elsewhere which mitigation cannot negate.	Red
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Red		
	7d) Will development increase the risk of flooding?	Red		
	7e) Can any increase in risk of flooding be mitigated?	Red		
8. To maintain and enhance the quality and character of the 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 - 1146.13	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 2356.2		
		Primary School	Red - 1528.49		
		Secondary School	Red - 1879.01		
		Doctors	Amber - 868.08		
		Convenience Store	Red - 4590.33		
		Village Hall	Red - 1194.87		
		Play Area	Red - 4979.58		
		Recreation Area	Amber - 893.7		
		Youth Provision	Green - 676.74		
		Outdoor Sport	Red - 1965.69		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			
	10h) Would development affect	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:				

This is a greenfield site located to the north east of settlement of Stokesley largely separate from the residential core of the town. The site is in a highly sensitive location where harm to the environment in terms of settlement form and character could not be mitigated and is in a location vulnerable to flood risk. The site has poor overall accessibility. The site performs poorly against sustainability objectives five, seven and nine.

S/142/023b	OS Fields 0004, 1200, 1595, 7272, 8600 and Land At End Of The Stripe The Stripe Stokesley		STK1	
Context:	This is a greenfield site. To the north of the site is site ref S/142/023. To the west are greenfields. To the south and east is residential development. The south western portion of the site is to the north of a recent housing development.			
Site Area (Ha):	13.41			
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?	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?	Green	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	Bus Stop Train Station		
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

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

landscape and protect the special qualities of the AONB's and National Park.					
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Amber - 1043.94	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 2254.01		
		Primary School	Red - 1426.3		
		Secondary School	Red - 1776.82		
		Doctors	Red - 1776.82		
		Convenience Store	Red - 1881		
		Village Hall	Red - 2254.01		
		Play Area	Red - 4877.39		
		Recreation Area	Amber - 791.51		
		Youth Provision	Green - 574.55		
		Outdoor Sport	Red - 1863.5		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an 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 and community development.	Neutral
14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	14a) Is there scope to enable the expansion of existing businesses and/or to safeguard land for future growth?	Neutral	The objective is not applicable as the site is only being considered for residential and community development.	Neutral
Summary of Sustainability Appraisal:				

This is a greenfield site located to the north east of settlement of Stokesley largely separate from the residential core of the town. The site is in a highly sensitive location where harm to the environment in terms of settlement form and character could not be mitigate. This site is in a location vulnerable to flood risk as part of the wider site S/14/023 but this risk is minimised through this revised site area. The site has poor overall accessibility but is in a location where housing delivery is anticipated through the existing allocation SH2. Whilst the site performs poorly against sustainability objectives five, seven and nine with mitigation and reflecting the development already planned the site performs adequately against the sustainability objectives but there are some issues that need addressing..

S/142/024	Stokesley School Station Road Stokesley North Yorkshire TS9 5AL			
Context:	This parcel of land is part of Stokesley School playing fields. The site is bounded by site ref S/142/002 to the east and south, and Station Road to the west. To the north is are the school playing fields.			
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?	Green	Limited links to either footpaths, cycle routes and/or the public transport network, with the potential to connect to an network.	Amber
	3b) Does the site have good connectivity to public transport?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Green	This site 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 in a suitable location, given its proposed preferred use and has potential to incorporate mitigation and enhancement measures. Further assessment will be required.	Amber
	5b) Is the site prominent in any significant views towards a settlement?	Green		
	5c) What is the impact on form and character of a settlement?	Amber		
	5d) Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Amber		
	5e) Is the proposed preferred use for the site appropriate to the land uses of the surrounding land?	Amber		
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	6a) Will the development contain individual / communal site waste facilities / infrastructure?	Neutral	This objective is not applicable at a site level. All development can achieve this objective through meeting the requirements set out in the Local Plan Part 1: Spatial Strategy and Development Policies section, including Policy E2 – Amenity.	Neutral
7. To protect and improve air quality, reduce climate change and reduce the risk of flooding.	7a) Will the development promote low and zero carbon technologies and renewable sources?	Neutral	The site is in a vulnerable location, development of the site may increase the risk of flooding on site or elsewhere which mitigation cannot negate.	Red
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Red		
	7d) Will development increase the risk of flooding?	Red		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Amber	There is potential impact as the site is within the buffer zone as identified by Natural	Amber

landscape and protect the special qualities of the AONB's and National Park.				England.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Amber - 1056.54	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Green - 478.31		
		Primary School	Amber - 1138.56		
		Secondary School	Green - 627.7		
		Doctors	Red - 1374.9		
		Convenience Store	Red - 4905.02		
		Village Hall	Red - 1187.62		
		Play Area	Red - 3101.69		
		Recreation Area	Red - 1781.47		
		Youth Provision	Red - 1590.26		
Outdoor Sport	Amber - 934.15				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	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:				

This is a greenfield site located to the south of settlement of Stokesley largely separate from the residential core of the town. The site is in a location vulnerable to flood risk and has poor overall accessibility. The site performs poorly against sustainability objectives seven and nine.

S/142/025	Tanton Park House Stokesley North Yorkshire TS9 5JS			
Context:	This is a greenfield site with some woodland and an agricultural unit to the north west of the site. The B1365 runs along the eastern boundary. To the north and west are greenfields, and to the south is residential development. The River Tame abuts the site at the north western corner.			
Site Area (Ha):	13.17			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red		
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	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" style="width: 100%;"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

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

character of the landscape and protect the special qualities of the AONB's and National Park.				AONB.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Red - 1638.31	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 2548.04		
		Primary School	Red - 1379.93		
		Secondary School	Red - 2068.26		
		Doctors	Red - 1956.67		
		Convenience Store	Red - 3941.36		
		Village Hall	Red - 1769.39		
		Play Area	Red - 5041.22		
		Recreation Area	Red - 2395.65		
		Youth Provision	Red - 2172.03		
		Outdoor Sport	Red - 1897.94		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Amber			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Amber			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the 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:				

This is a greenfield site located to the north of the settlement of Stokesley adjacent to an existing housing development underway to the south. The site is in a highly sensitive location where harm to the environment in terms of settlement form and character could not be mitigated. The site has poor overall accessibility. The site performs poorly against sustainability objectives five and nine.

S/142/025a	Tanton Park House Stokesley North Yorkshire TS9 5JS				
Context:	This is a greenfield site with some woodland to the eastern side of the site. The site is bounded to the south by recent residential development, site ref S/142/025 (greenfield) is to the north, the B1365 to the east and greenfields to the west.				
Site Area (Ha):	2.07				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt		Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?		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?	Bus Stop Train Station	Amber		
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?	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?	Red		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and character of the	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 - 1485.31	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 2395.04		
		Primary School	Red - 1226.93		
		Secondary School	Red - 1915.27		
		Doctors	Red - 1803.68		
		Convenience Store	Red - 3186.04		
		Village Hall	Red - 1616.4		
		Play Area	Red - 4888.22		
		Recreation Area	Red - 2242.65		
		Youth Provision	Red - 2019.04		
		Outdoor Sport	Red - 1744.95		
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?	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:				

This is a greenfield site located to the north of the settlement of Stokesley adjacent to an existing housing development underway to the south. The reduced site area of this site compared to S/14/025 addresses the scale of impact upon settlement form and character but the site continues to have poor overall accessibility. The site performs adequately against the sustainability objectives but there are some issues that need addressing.

S/142/026	The Rectory Leven Close Stokesley North Yorkshire TS9 5AP			
Context:	This is a greenfield site. There is residential development to the north and east. Site ref S/142/005 (greenfield) is to the south west. The A172 is to the south of the site.			
Site Area (Ha):	2.22			
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	The site is in a vulnerable location, development of the site may increase the risk of flooding on site or elsewhere which mitigation cannot negate.	Red
	7b) Will the development have an adverse effect on air quality in the area?	Neutral		
	7c) Is part of the site or whole site in Flood Zone 3 or 2 or at risk from Surface Water Flooding?	Red		
	7d) Will development increase the risk of flooding?	Red		
	7e) Can any increase in risk of flooding be mitigated?	Red		
8. To maintain and enhance the quality and character of the landscape and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Amber	There is potential impact as the site is within the buffer zone as identified by Natural England.	Amber

protect the special qualities of the AONB's and National Park.					
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Amber - 813.71	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Amber - 862.05		
		Primary School	Amber - 895.73		
		Secondary School	Green - 384.87		
		Doctors	Amber - 1132.07		
		Convenience Store	Red - 4662.19		
		Village Hall	Amber - 944.79		
		Play Area	Red - 3485.44		
		Recreation Area	Red - 1538.64		
		Youth Provision	Red - 1347.43		
		Outdoor Sport	Green - 691.32		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?		Red	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber
	10 b) Would development affect the character and appearance of the conservation area?		Amber		
	10 c) Would development affect the setting and/or significance of a listed building?		Amber		
	10d) Will the development of the site affect non-designated heritage assets?		Green		
	10e) Would the development affect an important non-designated archaeological site?		Amber		
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?		Green		
	10g) Will development of the site affect the setting of an 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:				

This is a greenfield site located to the south of settlement of Stokesley adjacent to some dwellings but largely separate from the residential core of the town. The site is in a location vulnerable to flood risk. The site performs poorly against sustainability objectives seven.

S/142/028	OS Field 9664 Stokesley North Yorkshire				
Context:	This is a greenfield site. The southern point of the site abuts the roundabout where the B1365 and A172 meet, with these roads running along the south western and eastern boundaries. To the north are greenfields. The western boundary of the site abuts the larger site ref S/142/020.				
Site Area (Ha):	4.47				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Green			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Red	Poor or no links to footpaths, cycle routes and the public transport network.	Red	
	3b) Does the site have good connectivity to public transport?	Bus Stop			Red
		Train Station			Red
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green			
	4c) Would there be loss of best and most versatile agricultural land?	Amber			

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

character of the landscape and protect the special qualities of the AONB's and National Park.			AONB.		
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Amber - 1380.32	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 2114.23		
		Primary School	Amber - 1121.94		
		Secondary School	Amber - 1484.87		
		Doctors	Red - 1698.69		
		Convenience Store	Red - 4293.81		
		Village Hall	Red - 1511.41		
		Play Area	Red - 4457.82		
		Recreation Area	Red - 2137.66		
		Youth Provision	Red - 1914.05		
Outdoor Sport	Red - 1314.55				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	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:				

This is a greenfield site located to the north of the settlement of Stokesley separate from both the main residential core of the town. The site has poor overall accessibility and has poor or no links to public transport or other rights of way and is in a highly sensitive location where harm to the environment could not be mitigated. The site performs poorly against sustainability objectives three, five and nine.

S/142/029	Ladycross Farm Stokesley North Yorkshire TS9 5JL				
Context:	The is a greenfield site with some agricultural buildings on. To the north of the site is the B1257 and to the south is the A172, at the north eastern corner of the site these two highways join the roundabout. To the west is a cemetery and residential development.				
Site Area (Ha):	0.55				
Sustainability Appraisal Assessment					
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score	
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber	
	1b) Does the site have any biodiversity issues?	Amber			
	1c) Would the development impact on a local nature reserve?	Green			
	1d) Are there any Tree Preservation Orders on the site?	Green			
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	Red			
2. To protect and enhance water and reduce water consumption	2a) Is the site within a source protection zone 1, 2 or 3?	Green	The site is not located within a source protection zone.	Green	
3. To minimise traffic congestion by encouraging the use of public transport, cycling and walking.	3a) Are there links to footpaths and cycle routes?	Green	Well served by footpaths, cycle routes and the public transport network.	Green	
	3b) Does the site have good connectivity to public transport?	Bus Stop			Green
		Train Station			
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	Amber	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Amber			
	4c) Would there be loss of best and most versatile agricultural 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?	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?	Red		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Amber	There is potential impact as the site is within the buffer zone	Amber

character of the landscape and protect the special qualities of the AONB's and National Park.			as identified by Natural England.		
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Green - 564.43	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Amber - 1027.07		
		Primary School	Amber - 646.45		
		Secondary School	Green - 397.71		
		Doctors	Amber - 882.79		
		Convenience Store	Red - 4280.02		
		Village Hall	Green - 695.51		
		Play Area	Red - 3420.03		
		Recreation Area	Red - 1321.77		
		Youth Provision	Amber - 1098.15		
Outdoor Sport	Green - 334.89				
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Amber			
	10e) Would the development affect an important non-designated archaeological site?	Green			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an	Green			

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

This is a mixed site comprised of existing dwellings, outbuildings and garden located to the south east of the settlement of Stokesley. The site overall performs adequately against the sustainability objectives but there are some issues that need addressing.

S/142/030	Land North East Of Stokesley Leisure Centre Stokesley North Yorkshire			
Context:	The is a greenfield site. To the east of the site is the B1257 and to the west is the A172, at the northern corner of the site these two highways joint the roundabout. To the south west is the secondary school.			
Site Area (Ha):	0.62			
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?	Green		
	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?	<table border="1"> <tr> <td>Bus Stop</td> <td rowspan="2">Amber</td> </tr> <tr> <td>Train Station</td> </tr> </table>		Bus Stop
Bus Stop	Amber			
Train Station				
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings	4a) Will the development re-use brownfield land?	Red	This site has potential with mitigation and enhancement measures to come forward. Further assessment will be required.	
	4b) Is the site potentially subject to contamination or other ground condition issues?	Green		
	4c) Would there be loss of best and most versatile agricultural land?	Amber		

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

landscape and protect the special qualities of the AONB's and National Park.				England.	
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Amber - 1020.87	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Amber - 1287.55		
		Primary School	Amber - 1102.9		
		Secondary School	Green - 658.19		
		Doctors	Red - 1339.24		
		Convenience Store	Red - 4490.99		
		Village Hall	Red - 1151.96		
		Play Area	Red - 3236.17		
		Recreation Area	Red - 1778.21		
		Youth Provision	Red - 1554.6		
		Outdoor Sport	Green - 166.34		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	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?	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:				

This is a greenfield site located to the south east of the settlement of Stokesley. The site performs poorly against objective nine with poor accessibility to services and facilities.

ALT/S/142/0 31	Land to the Rear of St Josephs RC Church, Tanton Road, Stokesley, North Yorkshire,			
Context:	This is a greenfield site. There is residential development to the north, west and south. Tanton Road and St Joseph's Church is to the east.			
Site Area (Ha):	1.54			
Sustainability Appraisal Assessment				
Sustainability Assessment Objective	Decision Aiding Prompt	Prompt Score	Commentary	Objective Score
1. To protect and enhance biodiversity and geo-diversity.	1a) Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	Green	This site is in a sensitive location, however mitigation and enhancement measures maybe appropriate. Further assessment will be required.	Amber
	1b) Does the site have any biodiversity issues?	Amber		
	1c) Would the development impact on a local nature reserve?	Green		
	1d) Are there any Tree Preservation Orders on the site?	Green		
	1e) Is the development within, or does it impact on, a mineral safeguarding area?	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?	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 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 - 1005.88	No, the site has poor access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Red
		Industrial Estate/ Business Park	Red - 1915.61		
		Primary School	Amber - 747.5		
		Secondary School	Amber - 1438.42		
		Doctors	Red - 1324.25		
		Convenience Store	Red - 4782.9		
		Village Hall	Red - 1136.96		
		Play Area	Red - 4538.99		
		Recreation Area	Red - 1763.22		
		Youth Provision	Red - 1539.6		
		Outdoor Sport	Red - 1525.1		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	10 a) Is the development in a conservation area?	Green	This site is in a sensitive location, however mitigation measures maybe appropriate. Further assessment will be required.	Amber	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	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:				

This is a greenfield site located within the settlement of Stokesley adjacent to Tanton Road. The site is assessed as having poor access to services and facilities but as a location within the town the site overall performs adequately against the sustainability objectives but there are some issues that need addressing.

PST/S/142/053	Neasham House Neasham Lane Stokesley North Yorkshire TS9 5DX			
Context:	This is an agricultural unit. To the south and west is site ref S/142/023 (greenfield). To the north are greenfields, and to the east is site ref ALT/S/142/035 (greenfield) and residential development.			
Site Area (Ha):	0.23			
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?	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?	Red		
	7d) Will development increase the risk of flooding?	Amber		
	7e) Can any increase in risk of flooding be mitigated?	Amber		
8. To maintain and enhance the quality and character of the	8a) Does the site have a negative impact on the setting of the National Park or AONB?	Green	The site will not have an impact on the setting of a national park or AONB.	Green

landscape and protect the special qualities of the AONB's and National Park.					
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves	9a) Does the site have good connectivity to the following services and facilities?	Town Centre	Green - 599.9	The site has limited access to adequate leisure facilities, recreational activities, health services, education and training opportunities.	Amber
		Industrial Estate/ Business Park	Red - 1809.96		
		Primary School	Amber - 984.34		
		Secondary School	Amber - 1332.78		
		Doctors	Amber - 464.21		
		Convenience Store	Red - 1992.68		
		Village Hall	Green - 648.63		
		Play Area	Red - 4433.35		
		Recreation Area	Amber - 903.19		
		Youth Provision	Green - 679.57		
		Outdoor Sport	Red - 1419.45		
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 has the potential to preserve the historic environment, and it is unlikely that the development of this site will affect any designated or non-designated heritage assets.	Green	
	10 b) Would development affect the character and appearance of the conservation area?	Green			
	10 c) Would development affect the setting and/or significance of a listed building?	Green			
	10d) Will the development of the site affect non-designated heritage assets?	Green			
	10e) Would the development affect an important non-designated archaeological site?	Green			
	10f) Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	Green			
	10g) Will development of the site affect the setting of an elevated conservation area?	Green			

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

This is a brownfield site comprised of an existing farmhouse and outbuildings with surrounding small grounds, located to the north west of Stokesley. The site is assessed as broadly appropriate against a range of objectives having an acceptable impact upon the character and image of the area and whilst overall accessibility is limited it is capable of adequate connections. The site performs adequately against the sustainability objectives but there are some issues that need addressing.