

Hambleton Local Plan Review

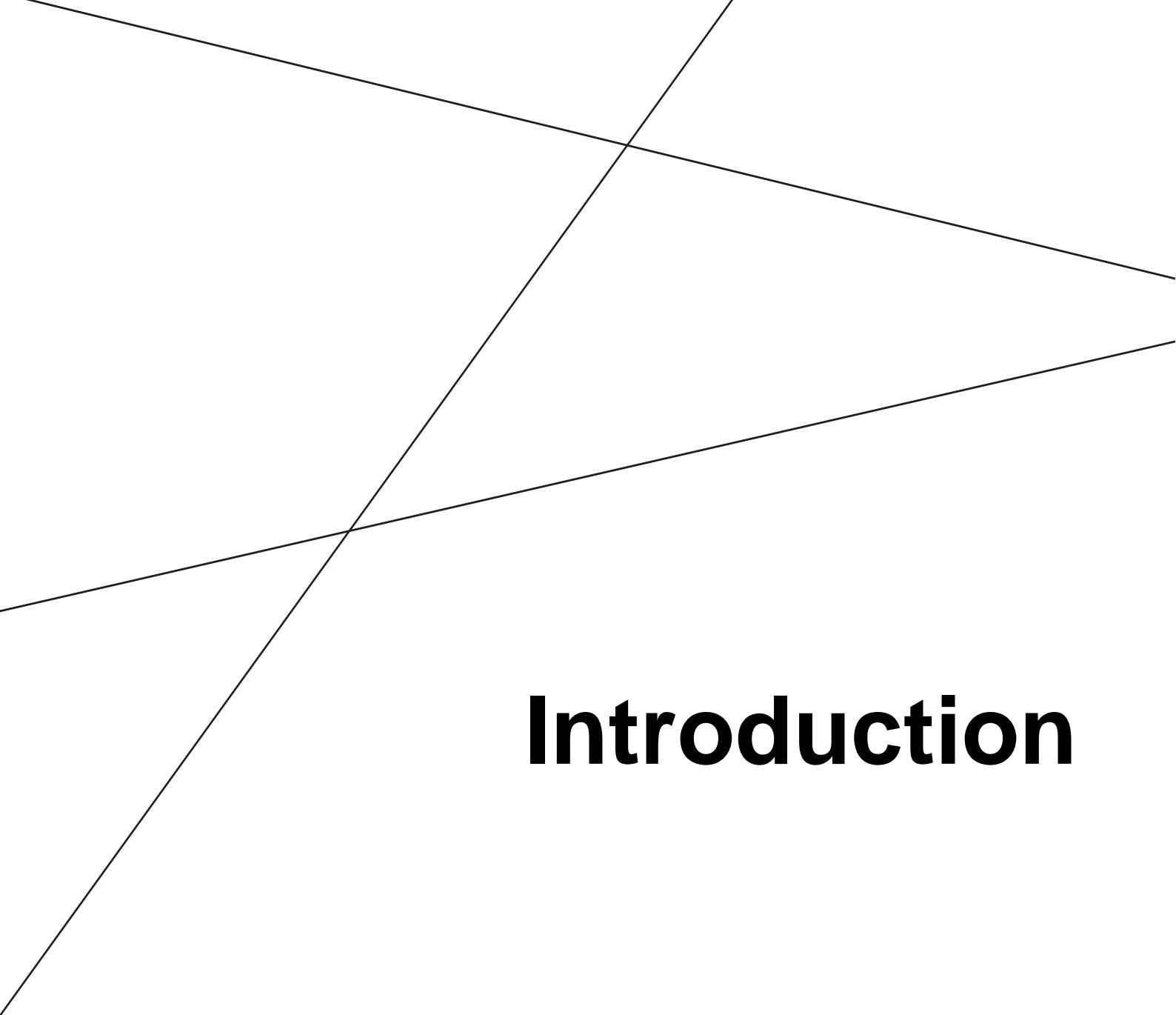
Sustainability Appraisal: SA Report

Non-technical summary

June 2019

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Introduction

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1.0 INTRODUCTION

AECOM has been commissioned by Hambleton District Council to provide a Sustainability Appraisal (SA) in support of the upcoming Hambleton District Local Plan.

1.1 What is SA?

SA reviews and assesses the likely effects of a draft plan. It sets out background information, identifies key issues and then evaluates the likely effects of the new Local Plan on the following areas. It also looks at different ways that the Plan can be delivered.

- Biodiversity
- Population
- Human Health
- Fauna
- Flora
- Soil
- Water
- Air
- Climatic Factors
- Material Assets
- Cultural Heritage
- Landscape



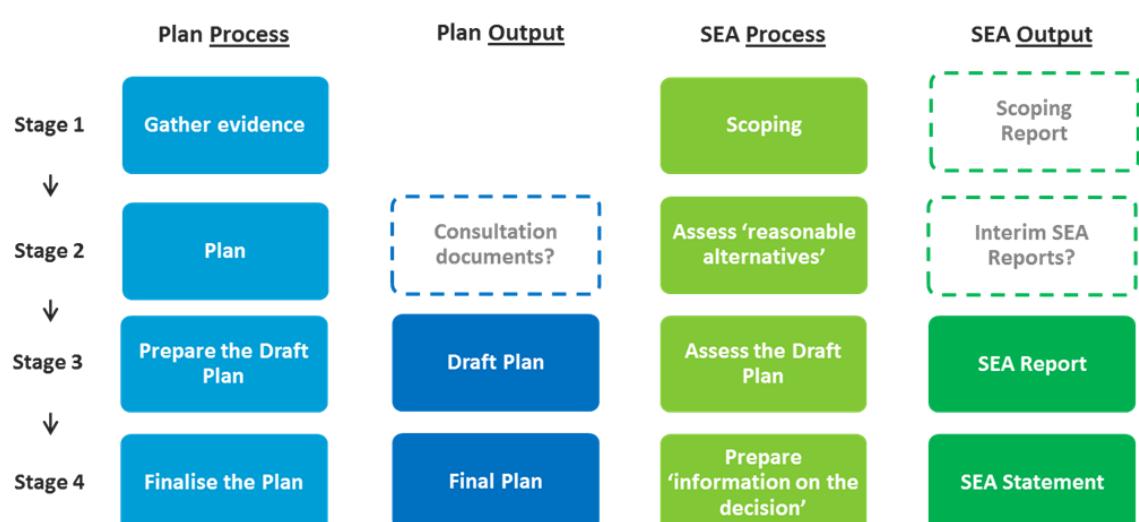
1.2 Why is an SA needed?

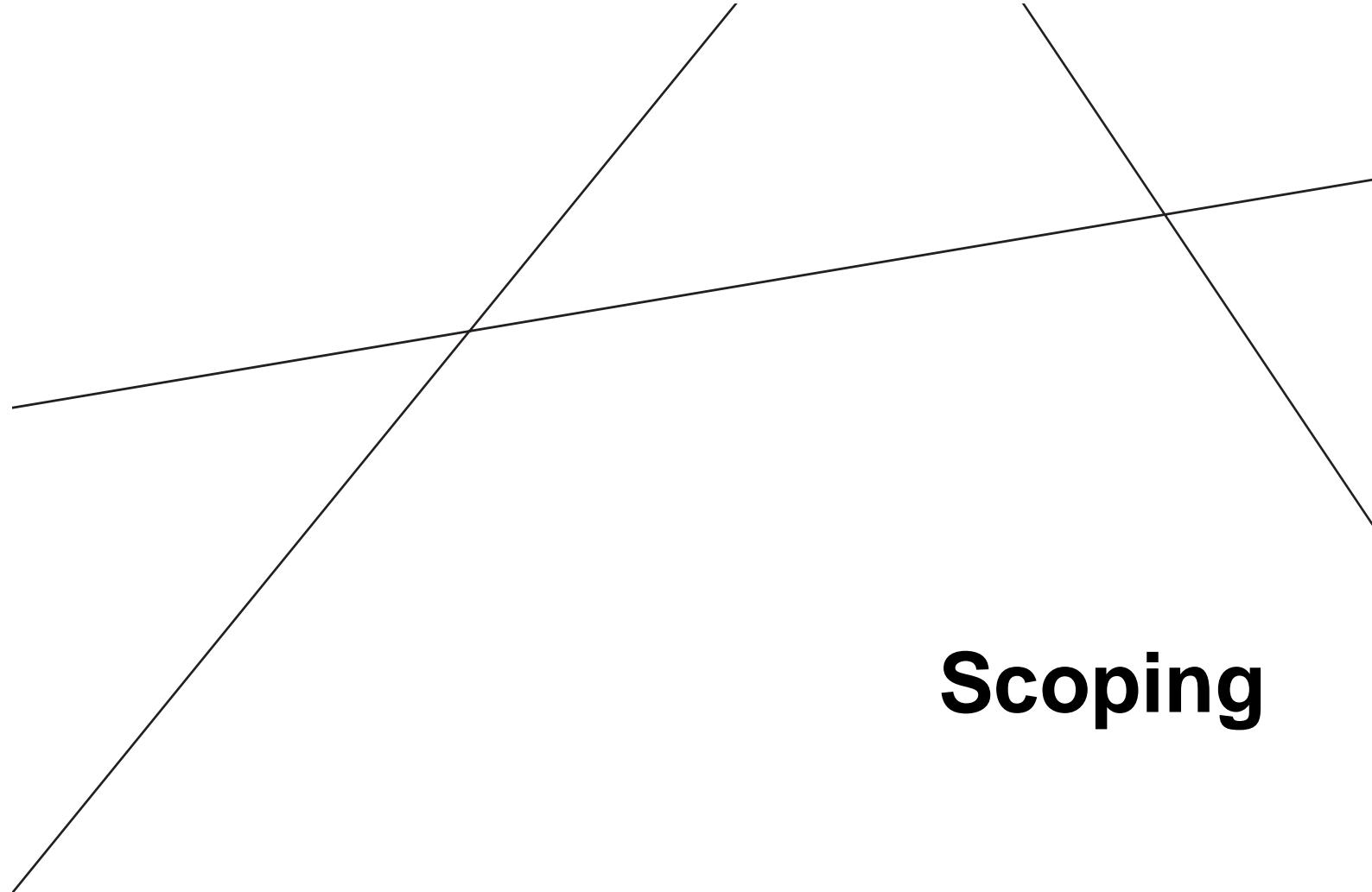
SA of the Local Plan is a legal requirement under the Environmental Assessment of Plans and Programmes Regulations 2004.

It is also a process to ensure that Local Plans achieve an appropriate balance between environmental, economic and social objectives.

This SA should help identify sustainability implications and suggest ways to reduce any negative effects and to increase positive planning outcomes for Hambleton District.

1.3 Stages and Process





Scoping

02

2.0 SCOPING

2.1 Introduction

The Scoping stage of the SA process analyses contextual planning policies, researches the current and projected baseline and reviews sustainability topics. This process helps to identify key sustainability issues and an appropriate methodology to ensure the Local Plan incorporates initiatives to minimise potential negative impacts in the District and maximise the positives.

2.2 Key sustainability issues

Analysis of the baseline information and contextual review has allowed for a range of key sustainability issues to be identified. These issues provide an indication of the key areas that the SA should be focused upon.



2.3 Sustainability Objectives

Once the key issues were identified, it allowed for a sustainability appraisal framework to be developed consisting of fourteen SA Objectives.

1. To protect and enhance **biodiversity** and **geo-diversity**.
2. To protect and enhance **water quality** and reduce **water consumption**.
3. To protect and improve **air quality** and reduce climate change, in particular by providing a transport network which encourages the use of public transport, cycling and walking and minimises traffic congestion.
4. To protect and enhance **soils** and make the most efficient use of land through optimising opportunities for the re-use of 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.
6. To reduce level of **waste** produced and ensure opportunities for re-use locally are maximised.
7. To ensure all development is resilient to **climate change** and reduce the risk of flooding.
8. To maintain and enhance the quality and **character of the landscape** and protect the special qualities of the AONBs 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 wellbeing improves.
10. To preserve and where appropriate **enhance the historic environment** and improve understanding of local cultural heritage.
11. To provide a **mix of housing types** and tenures in order to ensure all local people have the opportunity to meet their housing needs.
12. To reduce **crime** and the fear of crime
13. To provide a range of good quality **employment opportunities** available to all local residents.
14. To provide conditions which encourage **economic growth**, diversification of existing enterprises and investment in both urban and rural locations.



Consideration of alternatives

03

3.0 CONSIDERATION OF ALTERNATIVES

3.1 Introduction

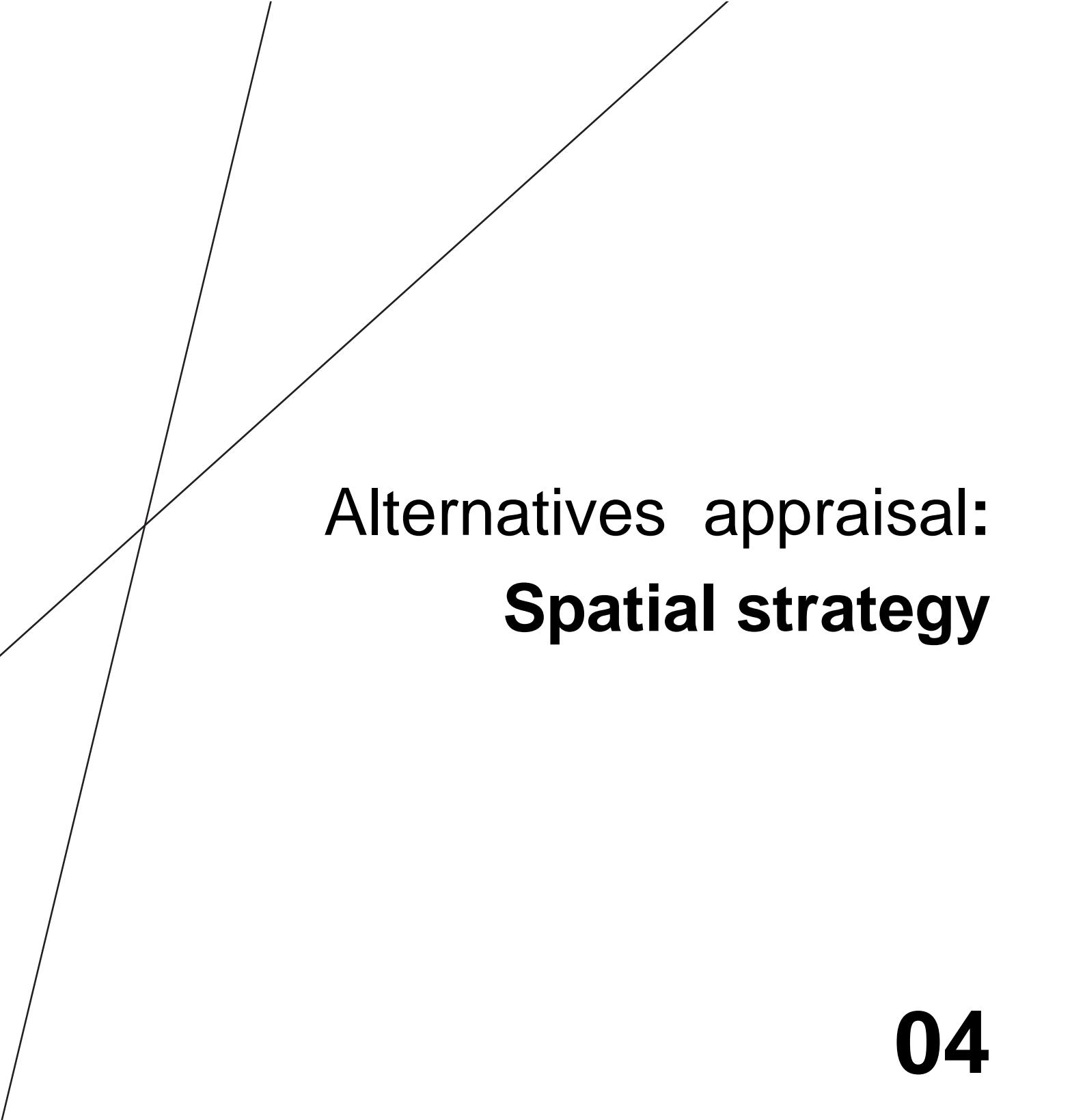
The ‘story’ of plan-making / SA is told within this part of the SA Report. Specifically, this part of the SA Report describes the following:

- How, prior to preparing the ‘draft’ Plan, there has been an appraisal of alternative approaches to addressing a range of plan issues; and precisely how the Council took account of these ‘interim’ SA findings when preparing the Plan;
- Why alternatives have not been considered for certain plan issues; and
- How the SA findings have influenced the development of policies in the Local Plan (i.e. through undertaking assessments before the Plan was finalised).

3.2 Identifying and appraising alternatives

The SEA Regulations are not prescriptive with regards to what alternatives should be considered. They only state that the SA Report should present an appraisal of the “*plan and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme*”.

The following section summarises how, as an interim plan-making / SA step, reasonable alternatives were considered for the key issues of housing growth and distribution and site allocations (which are at the heart of the Local Plan).



Alternatives appraisal: Spatial strategy

04

4.0 ALTERNATIVE APPRAISAL: SPATIAL STRATEGY

4.1 Introduction

Determining an appropriate distribution strategy for new development is a critical element of the Local Plan. It is important to identify how the Plan vision and objectives can best be achieved, which typically involves exploring a range of alternative approaches.

This section outlines how different options for the delivery of the spatial strategy were established, appraisal findings, and outline reasons for selection or discarding the different approaches.

4.2 What are the reasonable alternatives?

Housing growth and distribution

The issues and options consultation document first introduced five spatial development options that highlighted different approaches to the distribution of development.

These options were formulated by using the underlying principles of the current Local Plan as a starting point:

- *Option 1: Principal Towns - Development focused on Northallerton and Thirsk*
- *Option 2: Central Transport Corridors - Development focused around the main road and rail links*
- *Option 3: Five towns – Development focused on the five market towns of Northallerton, Thirsk, Bedale, Easingwold and Stokesley.*
- *Option 4: Five towns and villages - Development dispersed across the five market towns and villages within the district.*
- *Option 5: A new settlement – The development of a new settlement or significant expansion of an existing settlement. The housing needs assessment did not identify a level of need which will require a new settlement, however it is considered that this may be a long term option towards the end of the for future development of the District.*

To aid in the appraisal of each option, an indicative breakdown of housing development was made for each of the main settlements and the 'rural areas'.

Table 4.1. below illustrates this breakdown.

Table 4.1: Spatial options presented in the issues and options / preferred options documents

	1. Principal towns	2. Central transport corridors	3. Five towns	4. Five towns and villages	5. New settlement
<i>Northallerton</i>	2720	1632	1088	761	/
<i>Thirsk</i>	2720	1632	1088	761	/
<i>Stokesley</i>			1088	761	/
<i>Bedale</i>		1632	1088	761	/
<i>Easingwold</i>			1088	761	/
<i>Service villages</i>		272			1635
<i>Secondary villages</i>		272			/

An appraisal of each of these options was undertaken, and the findings were presented in interim SA Reports at the issues and Options / Preferred Options stages.

The appraisals undertaken at this stage helped to shape the spatial strategy as set out in the Preferred Options Consultation Document.

Reconsidering the options for housing growth and distribution

- Following consultation on the Preferred Options Consultation Document, several factors led to the Council to reconsider the spatial strategy (and reasonable alternatives). These included:
- A new housing needs assessment figure was established of 315 dwellings per annum (dpa) over the Plan period. This was slightly lower than the figure in the SHMA (320 dpa).
- The number of homes that had been completed and those with planning permission increased, meaning that the residual amount of homes to be delivered was much lower than at the time the preferred options were consulted upon.
- Feedback from consultation suggested that alternative levels of housing delivery ought to be tested in the SA.

In response, the Council worked alongside AECOM to identify three housing growth scenarios to be tested through the SA. These are discussed below.

Table 4.2: Housing Growth Scenarios

Scenario	Rationale	Amount	Key assumptions
A: Assume needs can be met in full without providing additional sites	It is reasonable to explore whether housing needs can be met without requiring the release of multiple sites for development.	6615 315 dwellings per annum	<ul style="list-style-type: none"> Windfall development and brownfield development would provide a substantial part of residual needs. Reliance on commitments being built-out within the plan period at a high percentage.
B: Allocate additional sites to improve flexibility and choice	There is a clear imperative to meet housing needs and to take a proactive approach to housing growth.	7482 356 dwellings per annum	<ul style="list-style-type: none"> It would be necessary to allocate sites for housing development to meet residual housing needs. Where sufficient capacity for growth exists in different settlements, it is presumed that growth would occur on identified sites. Where patterns of distribution direct higher levels of growth to settlements than the identified capacity, then it is presumed additional development at the urban fringes would be required.
C: Market-led / Higher growth	Market indicators suggest that there is demand for higher amounts of housing. Such an approach would also further increase choice and flexibility.	8,530 406 dwellings per annum	

To provide context to these different levels of housing growth, the Council reconsidered the appropriateness of each of the spatial options for distribution.

For Scenario A, distribution would be in-line with the settlement hierarchy, and on an ad-hoc basis dependent upon where schemes came forward.

For Scenarios B and C, the residual need could be delivered in several different ways, and these were the subject of further appraisal work.

The starting point was the approach to distribution that the Council had identified as an appropriate strategy in the Preferred Options document. Combined with the proposed level of growth, this is Alternative B1.

The focus of distribution was then altered according to three of the original spatial approaches (Principal Towns, Central Transport Corridors and Five Towns).

The ‘Five Towns and Villages’ approach was not considered to be reasonable at this stage, as previous SA work had deemed this to be an unsustainable strategy.

Similarly, the new settlement approach was not considered to be reasonable as the level of growth would not be sufficient to support a wholly new settlement with the associated infrastructure.

Table 4.3 sets out the nine different alternatives that were identified as reasonable alternatives at this stage. For the higher growth Scenario C, the distribution of growth has been raised proportionately.

Table 4.3: Reasonable alternatives for the housing strategy

	The proposed distribution	Principal towns	Central transport corridors	Five towns
Scenario A		A1		
Scenario B	B1	B2	B3	B4
Scenario C	C1	C2	C3	C4

Summary of effects

Scenario A

Option A1 is predicted to have neutral effects for the majority of sustainability objectives. This is due to there being no further planned housing growth beyond existing commitments (which are considered to be a part of the future baseline position). In the absence of the Plan, housing would still come forward in line with commitments (though some may lapse), and ad-hoc development. The effects are therefore likely to be no different to the current position if projected forward. There are exceptions for some sustainability objectives, as a lack of further growth could avoid inevitable negative effects that would occur with increased growth. This is the case for soil/land and for landscape.

On the other hand, a minor negative effect is predicted for housing. This reflects the lack of flexibility that this approach would give in meeting identified housing needs.

Scenario B

Each of the options for Scenario B involves additional planned growth in the form of further land allocations. For this reasons, the effects (both positive and negative) are more pronounced compared to Option A1. With regards to differences between the four options, these are relatively subtle, which reflects the similarities behind the approaches to an extent.

In particular, no significant differences in effects are predicted between options B1-B4 for ‘biodiversity’, ‘Waste’, and ‘Crime’. For the other objectives, certain options perform better or worse than the other options. For example, option B2 is likely to perform worse than the other three options with regards to traffic and air quality, because it promotes the greatest concentration of development into only two areas which already experience higher levels of car trips (compared to the smaller settlements).

Option B4 is predicted to perform most poorly with regards to soil / land, as it would most likely involve a greater amount of best and most versatile agricultural land.

Option B1-B3 would have minor negative effects, whilst B4 could have significant negative effects in this respect.

From a socio-economic perspective, Options B1 and B3 perform better than options B2 and B4 as they focus development to a wider range of settlements in areas that are accessible to major employment opportunities. This is also reflected in the effects recorded for health and wellbeing. Conversely Options B2 and B4 are predicted to perform better in terms of reducing carbon emissions.

Options B1, B2 and B4 are predicted to have mixed effects on heritage, as some settlements may be enhanced, whilst others could see a negative effect on the character of the settlement. Option B3 is predicted to have neutral effects in this respect.

In terms of an overall comparison, the proposed approach (Option B1) performs better than Option B2 when considered across all of the sustainability objectives. In particular, the positive effects of option B1 for housing, economy and health and wellbeing would be significantly positive, but only minor positives for Option B2. From an environmental perspective, the options score similarly. For most objectives, the effects are predicted to be the same. The exceptions are soil and flooding, for which Option B2 performs worse and high quality development, for which Option B2 performs better.

Option B3 performs very similarly to Option B1, which is unsurprising given that the distribution of development is broadly the same with the exception of Bedale and the secondary settlements. The differences relate to SA Objective 9 ‘Health and Wellbeing’ and SA Objective 10 ‘Cultural Heritage’. For health and wellbeing, significant positive effects are recorded for both options, but for Option B3, potential negative effects are recorded because there could be short term pressure on services in Bedale and there would be greater development in rural areas where access to services is poorer. With regards to cultural heritage, the proposed approach (Option B1), records minor positive effects as there is potential for enhancements to the built environment in Thirsk. These effects are absent for Option B3. Conversely, the potential for minor negative effects is greater for Option B1 in this respect.

Option B4 has a greater number of negative effects compared to the proposed approach (Option B1), in particular it has more significant negative effects in relation to soil. It also generates negative effects for ‘flooding’ and ‘health and wellbeing’, which Option B1 does not. From a socio-economic perspective, Option B1 also performs more favourably with regards to housing and health and wellbeing. Conversely, Option B4 performs slightly better than the proposed approach with regards to landscape and high quality development.

On balance, the proposed approach to growth performs favourably compared to the other three distribution options considered under the scale of growth for Scenario B.

Scenario C

Each of the options at this scale of growth is likely to generate more significant negative effects upon environmental factors compared to those under Scenario A and B. In particular, all of the options could have significant negative effects with regards to soil, landscape, waste and traffic.

This is primarily due to a much higher level of land release, which would use more resources, alter the character of settlements and put greater pressure on road networks.

Despite the increase in growth, the effects on biodiversity would only be more negative for Options C2 and C4. Therefore, an increased amount of growth distributed as per the proposed option (B1), would not be any more negative. The same is true for 'cultural heritage'. However, for almost all other factors, the degree of negative effects would increase.

The socio-economic effects are broadly more positive for the options under scenario C, with significant effects generated for housing, employment and health and wellbeing for each option. However, negative effects could also arise due to increased pressure on services and facilities and an increased loss of greenfield land. In this respect, none of the options under Scenario C perform better than the proposed approach (Option B1). However, for options C2 and C4, the benefits are greater compared to the equivalent options at a lower scale of growth (i.e. Options B2 and B4)

A comparison between the options at this scale of growth for Scenario C suggests that the preferred approach to distribution should still be the most appropriate in the context of higher growth. Whilst the positive effects are broadly the same for each of the options at this scale of growth, the negative effects are least pronounced for Option C1 on certain factors such as biodiversity, water quality and heritage. However, the differences between the options at this higher scale of growth are less pronounced.



Appraisal findings: Site Options

05

5.0 APPRAISAL FINDINGS: SITE OPTIONS

5.1 Introduction

The Council consider it necessary to allocate sites for development in the new Local Plan. This will help the Council to meet housing needs, provide greater certainty to developers, local people and infrastructure providers about how much and where development will take place over the next twenty years.

In order to inform the selection of sites for development it is important to ensure that the sustainability implications of potential sites are established through the SA process.

5.2 The site options

The Council has identified a wide range of site options, mainly through a 'call for sites', which involves asking land owners and other interested parties if there are any sites that could be considered for development.

Each site has been appraised using a three stage methodology.

1. Consider sites against key principles
2. Consider sites against sustainability factors
3. Consider sites in terms of viability and deliverability

The selection of sites is first and foremost guided by the spatial strategy. Therefore, whilst there may be a lot of sites in certain settlements that perform relatively well, it may not be appropriate to allocate all of these.

The performance of each individual site is also a factor in site selection, and the Council has taken this into account when deciding which sites should be allocated.

The Council has prepared a document for each of the main settlements (Bedale, Easingwold, Northallerton, Stokesley, Thirsk) setting out all the reasonable site options that have been considered in that area, including reasons as to why they have been proposed for selection or not.

Thirsk

The following sites have been allocated for various forms of development.

Location	Site name	Proposed use
Thirsk	Land Rear Of 41, 69 , 71, 67A, 69 Station Road	Housing
Sowerby	Land west of Back Lane, Sowerby	Housing
Sowerby	Land north of Milburn Lane, Sowerby	Employment
Sowerby	Phase 2 of the Sowerby Sports Village	Sports Village
Carlton Miniott	Land off Ripon Way, Carlton Miniott	Housing
Dalton	Land north of Dalton Old Airfield Industrial Estate,	Employment
South Otterington	Land east of Beechfield, South Otterington	Housing

- Two sites are proposed for housing development in Thirsk / Sowerby. These are considered to form logical extension to the settlement and are not limited by any major constraints.
- There are several smaller sites that perform well that have not been allocated, but these have limited developable space or other issues.
- Larger sites that fall outside 'development limits' generally have a poor relationship with the built form and could have impacts upon landscape and so these have been discounted also.
- Smaller housing allocations are made in Carlton Miniott and South Otterington. These perform relatively well compared to the alternatives in those areas.
- The employment site at Sowerby is part of a wider gateway and performs relatively well in sustainability terms and in comparison with other site options.
- The Dalton employment opportunity presents a particular opportunity for expansion in strategic sectors such as distribution.

Bedale

The following sites have been allocated for various forms of development.

Location	Site name	Proposed use
Aiskew	AIB 1: Northeast of Ashgrove, Aiskew	Housing
Bedale	AIB 2: South of Lyngarth Farm, Bedale	Housing
Bedale	AIB 3: Bedale Car and Coach Park'	Car and Coach Park
Crakehall	CRK 1: North of Crakehall Water Mill	Housing
West Tanfield	WST 1: Bridge View, Back Lane West Tanfield	Housing
Burneston	BUR 1: St Lamberts Drive, Burneston'	Housing
Leeming Bar	LEB 1: Harkness Drive, Leeming Bar	Housing
Leeming Bar	LEB 2: Foundry Way, Leeming Bar	Housing
Leeming Bar	LEB 3: Aiskew Moor, east of Leeming Bar'	Employment

- Two sites are allocated in Aiskew / Bedale for housing. The majority of sites in this settlement area perform very similarly across the broad range of sustainability criteria. There are no major constraints, but access to services is not ideal.
- One site is allocated for housing in Crakehall. In the context of the settlement, this option performs relatively well in terms of sustainability. It is also marginally better than the alternative sites with regards to flood risk, impacts on built form and access to walking and cycling links.
- One site is allocated for housing in West Tanfield. This performs relatively well in the context of the settlement, and of the site alternatives has better accessibility, and is less likely to have a negative effect on the built form of the settlement.
- There is one other site option ('Storage Land And Buildings At The Sawmill') that is brownfield land and performs very similarly to the chosen site. However, this has not been allocated as further investigation is required to ensure the site is suitable.
- One site is allocated for housing in Burneston. This performs relatively well against the full range of criteria in the context of the settlement.
- Two sites are allocated for housing at Leeming Bar. The site at Harkness Drive performs relatively well against the range of criteria, as does the site at Foundry Way.
- There is a large site to the south of the Foundry Way site that performs similarly to the chosen sites, but is more distant to services. This site could potentially be brought forward together with the Foundry Way site as a larger urban extension. However, the Council considers it more appropriate to allocate the Harness Drive site. Several smaller sites have also been assessed which perform similarly to the chosen sites, but they are closer to industrial areas.
- One employment site is allocated in the Bedale sub-area at Leeming Bar.

- This is an extension to an existing employment zone and is considered suitable for industrial / distribution sectors within the Employment Land Review study. A range of additional site options have been tested for employment purposes in Leeming Bar. These sites are within close proximity to the chosen site, and perform broadly similarly across the range of SA criteria. However, they have not been selected by the Council as they are considered less suitable/attractive sites to meet employment needs at this time.

Easingwold

The following sites have been allocated for various forms of development.

Location	Site name	Proposed use
Easingwold	EAS 1: Northeast of Easingwold Community Primary School, Easingwold'	Housing and playing fields
Easingwold	EAS 2: Shires Bridge Mill, Easingwold'	Employment
Huby	HUB 1: South of Stillington Road, Huby'	Housing
Stillington	STI 1: North of Stillington Social Club,	Housing

- There are a large number of alternative sites within Easingwold, and in the main, they perform similarly to the chosen site. Some are marginally better due to better links to cycling infrastructure, slightly better access to services and / or fewer impacts on the built environment. However, others perform worse due to their isolated nature, amenity and access concerns and greater risk of flooding.
- The site in Huby performs relatively well in the context of the settlement, and is marginally better than the alternatives. There are no major constraints, but the nature of the settlement means that it performs poorly in terms of overall accessibility.
- In Stillington, all the sites perform relatively the same. There are no major constraints, but the nature of the settlement means that it performs poorly in terms of overall accessibility.

Northallerton

The following sites have been allocated for various forms of development.

Location	Site name	Proposed use
Northallerton	Land to rear of Winton Road and land to East of Lewis Road and Turker Lane Bullamoor Road	Housing, education and green corridor
Northallerton	Land east of Railway Tracks/ O S Field 8529 Darlington Road,	Employment use
Northallerton	The former Northallerton Prison, East Road	Mixed use retail
Northallerton	Land west of The Applegarth	Open and green space
Northallerton	Land west of Northallerton Road	Sports village
Brompton	Danes Crest, Brompton	Housing

- The allocated housing site in Northallerton performs relatively well, but is distant from services and could have negative effects on the character of the settlement. In comparison with the other site options, it performs mostly better or the same.
- The employment site in Northallerton is a logical extension to an existing site.
- The mixed use retail site is a particular opportunity for regeneration in the town centre. Similarly the open space holds local value, and the sports village is a specific opportunity.
- The housing site at Brompton performs relatively well in the context of the settlement, and performs similarly to the alternative sites.

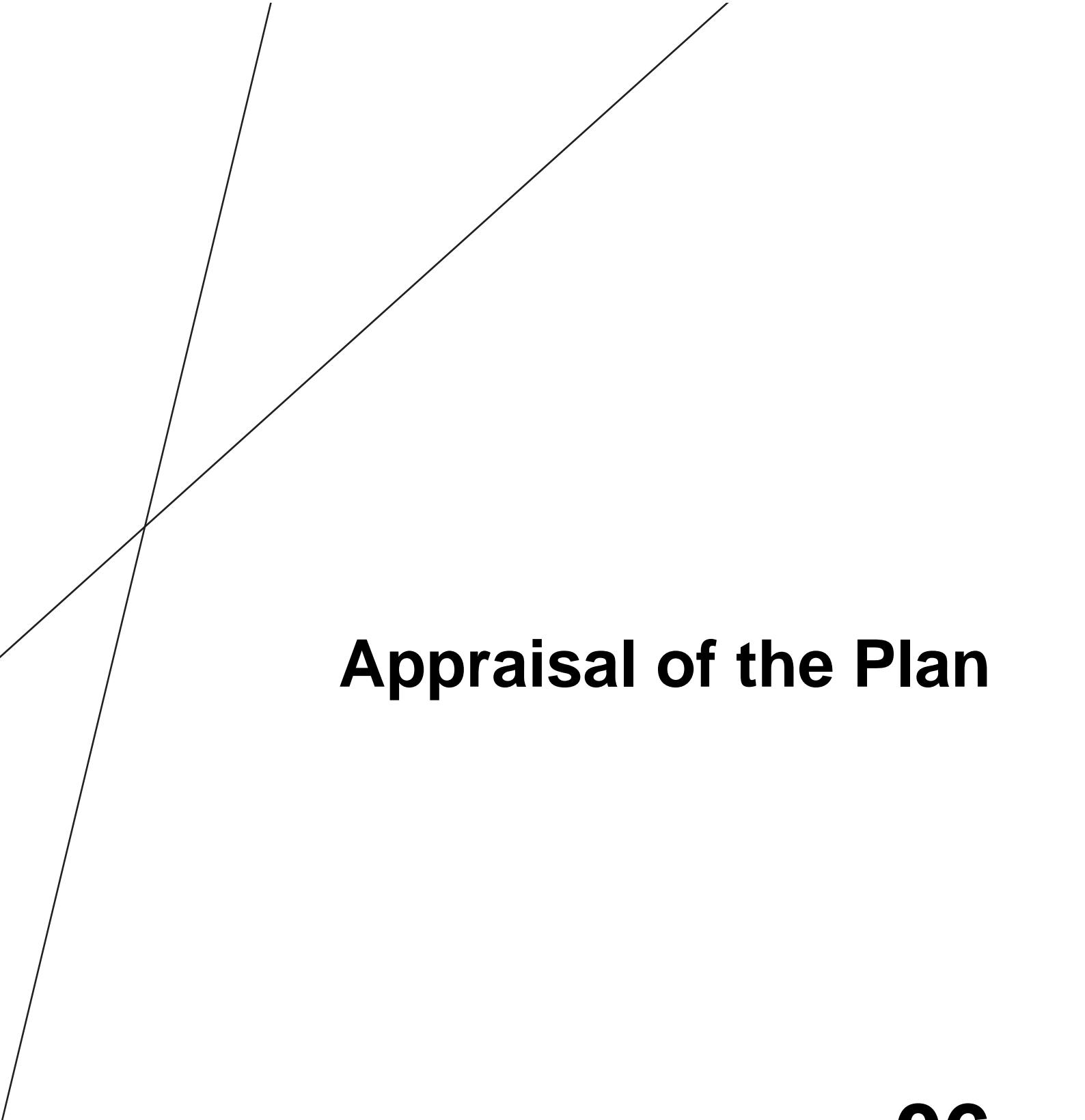
Stokesley

The following sites have been allocated for various forms of development.

Location	Site name	Proposed use
Stokesley	STK 1: North of The Stripe	Housing
Stokesley	STK 2: East of Stokesley Business Park	Employment
Stokesley	STK 3: Southeast of Terry Dicken Industrial Estate	Employment
Great Ayton	GTA 1: Skottowe Crescent, Great Ayton	Housing

- One site is proposed for housing in Stokesley itself. It contains areas at risk of flooding, but these would be avoided. It is thought to form a logical extension to the settlement.
- In terms of alternatives, many sites fall within substantial risk of flooding. Others perform similarly to the chosen site but are classified as Grade 2 agricultural land and / or are less well related to the existing built form.

- One site is for housing allocated in Great Ayton. The site is considered to be a logical extension to the settlement and does not have any major constraints. There are a range of alternatives that perform very similarly, of which some are less well related in terms of access to services, and others contain areas at risk of flooding.
- Two sites are proposed for employment in Stokesley itself. These are logical extensions to existing industrial / business areas and have been identified as potentially suitable in the Employment Land Review.



Appraisal of the Plan

06

6.0 APPRAISAL OF THE PLAN

6.1 Introduction

This section presents an appraisal of the draft Plan against the SA Framework. Effects have been identified taking into account a range of characteristics including: magnitude, duration, frequency, and likelihood.

Combined, these factors have helped to identify the significance of effects, and whether these are positive or negative. To give the appraisal a clear structure but to avoid repetition and duplication, the findings are presented under one of ten SA Topics.

6.2 Appraisal of the Plan 'as a whole'

As part of an SA (incorporating SEA) there is a requirement to appraise the effects of the draft Plan. Whilst it can be useful to assess individual components of the Plan (i.e. plan policies) it is most useful to consider the Plan in its entirety to understand how the policies interact with one another.

This enables an understanding of cumulative and synergistic effects, and how certain plan policies help to mitigate or enhance the effects of others.

Table 6.1 below sets out a visual representation of the Plan effects. The symbols used are described below.

Table 6.1: Overall effects of the Plan

	SA Topic 1	SA Topic 2	SA Topic 3	SA Topic 4	SA Topic 5	SA Topic 6	SA Topic 7	SA Topic 8	SA Topic 9	SA Topic 10
	Biodiversity Fauna and Flora	Landscape	Population and Human Health	Environment Protection	Resources and Material Assets	Climatic Factors	Cultural Heritage	Housing	Economy	Transport
Overall effects	✓✓?	-	✓✓	✗ / ✓	✓	✓	✗ / ✓	✓✓	✓✓	✓

✓✓	Significant positive effect
✓	Minor positive effect
-	Neutral effect
✗	Minor negative effect
✗✗	Significant negative effect
?	Uncertainty

SA Topic 1 Biodiversity

- 6.2.1 Overall, the Plan is predicted to have a **potentially significant positive effect** upon biodiversity. Whilst land would be lost to development, this is broadly in areas with low biodiversity value. Where effects are likely, there are a series of measures proposed to avoid, mitigate and compensate, with the ultimate aim of achieving net gain. A number of supporting plan policies should help to achieve biodiversity net gain, but these benefits would only likely be seen in the longer term (i.e. towards the end of the Plan period).
- 6.2.2 There is uncertainty related to the significance of the positive effects, as the application of measures to achieve net gain will need to be carefully considered and monitored over time to ensure that they are effective. In particular, on site measures which do not lead to enhancements and connections to the wider network may not be effective. The success of the Plan will therefore partly rely upon how the policies are applied in practice.
- 6.2.3 It would be useful to map biodiversity enhancement opportunity areas to help identify areas of potential improvement that can be enhanced through development.

SA Topic 2: Landscape

- 6.2.4 Neutral effects are predicted with regards to landscape. Though the spatial strategy (including the allocation of sites for development) is recorded as generating negative effects, these are only minor and could be mitigated through site specific measures. There are a range of supporting plan policies that would be beneficial with regards to landscape character and function, with particular benefits to be achieved by linking to existing green infrastructure networks.
- 6.2.5 It is possible that landscape and townscape could be improved in some parts of the district (e.g. Thirsk), but in others a minor negative effect could remain. On balance, the effects are predicted to be **neutral** from a district-wide perspective.

SA Topic 3: Population and Human Health

- 6.2.6 The Plan is predicted to have **significant positive effects** upon population and human health for a number of reasons. Most importantly, the spatial strategy will deliver housing needs across the district in locations that are accessible (or can be made accessible) to a range of services and employment opportunities. Likewise, provision for new employment land is made in accessible locations.
- 6.2.7 Though some **minor negative effects** are noted with regards to impacts upon amenity, there are a range of plan policies that should mitigate such effects and generate benefits for many residents. For example, policies that require or encourage the provision of social infrastructure such as schools, walking and cycling links and public open space. Such facilities all contribute towards healthy lifestyles and wellbeing. The Plan focus on the protection and enhancement of the environment is also positive with regards to wellbeing.

- 6.2.8 There are also specific Plan policies that will help to address the needs of disadvantaged and minority groups such as gypsies and travellers, elderly, and disabled (for example through improved space standards and accessibility standards in homes).

SA Topic 4: Environmental Protection

- 6.2.9 The Plan is predicted to have mixed effects with regards to environmental protection. On one hand, there will be the loss of best and most versatile agricultural land. This is irreversible and is not mitigated through other plan policies. Therefore, **minor negative effects** are recorded. In terms of water quality, the Plan is likely to have neutral effects as a result of the spatial strategy.
- 6.2.10 A number of general plan policies area recorded as having **minor positive effects**, as they relate to the protection and improvement of environmental factors. Despite there being a wide range of relevant policies though, the effects are not predicted to be significant in combination.

SA Topic 5: Resources and Material Assets

- 6.2.11 Development typically leads to the generation of waste and the use of natural resources. Therefore, planning to deliver homes and employment land could have negative effects in this respect. However, development would be anticipated in the absence of a Local Plan anyway, so the effects are not significant with regards to waste.
- 6.2.12 With regards to resource efficiency, the requirement to deliver the optional water standards would lead to improvements over the baseline position, which is a **minor positive effect**.
- 6.2.13 With regards to energy efficiency and low carbon energy, the Plan does not make any significant contributions towards accelerating the move towards a zero carbon economy.

SA Topic 6: Climatic Factors

- 6.2.14 The Plan is predicted to have **minor positive effects** with regards to flooding. Though there are several site allocations within close proximity to flood zones 2/3 (and a small number of sites that include such areas), there are site specific policies that stipulate how flood risk will need to assessed and taken into account. Alongside additional plan policies RM2 and RM3 in particular, any negative effects ought to be dealt with adequately, and improvements achieved through the application of SUDs and a requirement to achieve a net reduction in surface water run-off.
- 6.2.15 There is also a focus on green infrastructure enhancement throughout the Plan, which would have benefits with regards to 'making space for water'. Such measures are also positive in terms of wider resilience to climate change, as green infrastructure can provide a cooling / shading function and better link habitat corridors. On balance, **minor positive effects** are predicted.

6.2.16 In terms of climate change mitigation, there are some minor benefits such as encouragement of low emissions vehicles, and locating growth in accessible locations. However, the impact on emissions due to changes in energy efficiency and supply is unlikely to be significant given that the policies are broadly reflective of national policy. Furthermore, whilst there are some positive inclusions in the Plan regarding sustainable travel, there is unlikely to be a radical change in how people move around the district (i.e. a car dominated network is likely to remain). Therefore, **neutral effects** are predicted in this regard.

SA Topic 7: Cultural Heritage

6.2.17 A **minor negative effect** is possible as development at some of the allocated sites will alter the setting of designated heritage assets, as well as the character of the settlement fringes. (which coincide with Conservation Area Boundaries). Conversely, there are opportunities for enhancement, and site specific policies that state the need for avoidance of negative effects, mitigation and enhancement.

6.2.18 There are a range of plan policies that will contribute to good quality developments, and Policy E5 in particular should help to ensure that locally important features and assets are protected. A proportionate heritage assessment will also be required for all developments which should help to ensure that issues and opportunities are explored fully. Consequently, there is also the potential for **minor positive effects**.

SA Topic 8: Housing

6.2.19 The Plan is predicted to have **significant positive effects** upon housing as it should deliver the identified needs within the Plan period in the short, medium and long term.

6.2.20 A range of site choice is provided across the district in accordance with an appropriate settlement hierarchy. This should help to provide benefits for a range of communities and address affordability issues across the district. It will also avoid issues associated with deliverability that can occur when there is an over-reliance on very large urban extensions to deliver the majority of supply.

6.2.21 Additional plan policies concerning housing seek to achieve a suitable mix of types, tenures and sizes, with specific targets to address demand for bungalows, which will help to address issues relating to an aging population.

6.2.22 There are also standards relating to the quality of homes that will make them more attractive to buyers.

SA Topic 9: Economy and employment

6.2.23 The Plan is predicted to have **significant positive effects** upon the economy through the provision of land for development that is suitable in both quantity and quality.

6.2.24 The Plan is supportive of both strategic growth opportunities and for smaller local businesses, as well as encouraging the strengthening of rural economies.

6.2.25 The policies that support economic growth contribute further benefits by protecting key employment areas and encouraging their enhancement. There is also a focus upon regeneration in key centres such as Northallerton, which would bring benefits in terms of retail and leisure.

SA Topic 10: Transportation

6.2.26 The Plan strategy directs the majority of growth to settlements that are accessible in terms of jobs, services and public transport. Whilst this is positive, several of the allocated sites are at the settlement fringes and it is probable that current patterns of car use will continue.

6.2.27 Other elements of the Plan promote greater levels of walking and cycling, improvements to public transport networks, and management of traffic.

6.2.28 The level of growth directed to the different settlements is predicted to have broadly neutral effects with regards to congestion and air quality, and should there be issues identified through transport modelling (which is required through site specific policies), the measures would need to be secured prior to development to ensure that effects are mitigated.

6.2.29 These factors ought to generate a **minor positive effect** in the longer term



Mitigation and enhancement

07

7.0 MITIGATION AND ENHANCEMENT

7.1 Introduction

The sustainability appraisal (SA) of the emerging Hambleton Local Plan has been an ongoing process, in which proposals for mitigation and enhancement have been considered at different stages.

Draft versions of each plan policy have appraised through the SA and recommendations were made for improvements before the policies were finalised in the Plan.

Table 7.1 below sets out how the recommendations made have been taken into account throughout the process. The Council's response to the recommendations of the SA and the implications of the response for the findings of the SA are also summarised.

Table 7.1 Mitigation and enhancement measures

SA Recommendations	Hambleton's Response
Preferred options stage	
Policies relating to the conversion of rural buildings should ensure that there is appropriate reference to mitigation for biodiversity.	Covered by policies E1 (Design) and E3 (Natural Environment), which set out principles for all development.
Consideration should be made for carbon rich soils and the role that soils can play in climate change.	No changes made.
Policy for sustainable development should be supported by text that refers to sustainability benchmarks such as BREEAM.	Incorporated into policies as deemed appropriate. For example, Policy R2 requires the optional water efficiency standard to be met in new homes.
Policies should refer to opportunities to improve degraded land for recreation where it is suitable.	Where suitable open space will be incorporated into new developments.
Policies referring to the use of rural buildings for employment purposes should make reference to high quality sustainable design.	High quality design is a key Plan principle and is set out in several Policies such as E1 (Design).
The Vision could be strengthened by including a reference to sustainable design/high standards of design.	No changes considered necessary, as the vision implies the need for high quality design.
Design policies should say open spaces should be designed in a way that designs out crime through landscaping/visual surveillance	Incorporated within Policy E1 (Design)

SA Recommendations**Hambleton Response****Publication Draft Stage**

Policy E1 should be reworded to make it a mandatory requirement for all development to achieve a net gain in biodiversity (rather than 'where possible').

Wording of Policy E3 has been amended to strengthen the requirement for biodiversity net gain.

There is no explicit mention of the potential for off-site measures to deliver net gain, and these could in some circumstances help to achieve bigger gains for biodiversity for lower costs to developers. This is something that could perhaps be mentioned in each of the site specific policies or Policy E3.

Details of whether net gain is on or off site are considered to be too detailed for the policy. However more detail is planned for future supplementary guidance.

Identify biodiversity enhancement opportunity areas to support the delivery of environmental net gain schemes. There could be an intention to prepare a Biodiversity SPD as the vehicle for delivery. This would create greater certainty that significant positive effects would be generated.

The Council does intend to and is investigating producing a Biodiversity SPD, but is currently not in a position to confirm whether this will definitely be produced or when

The Plan could be enhanced with regards to climate change mitigation and energy by setting out greater aspirations for carbon reductions, and by identifying potential opportunity areas for technologies such as wind energy and decentralized heat.

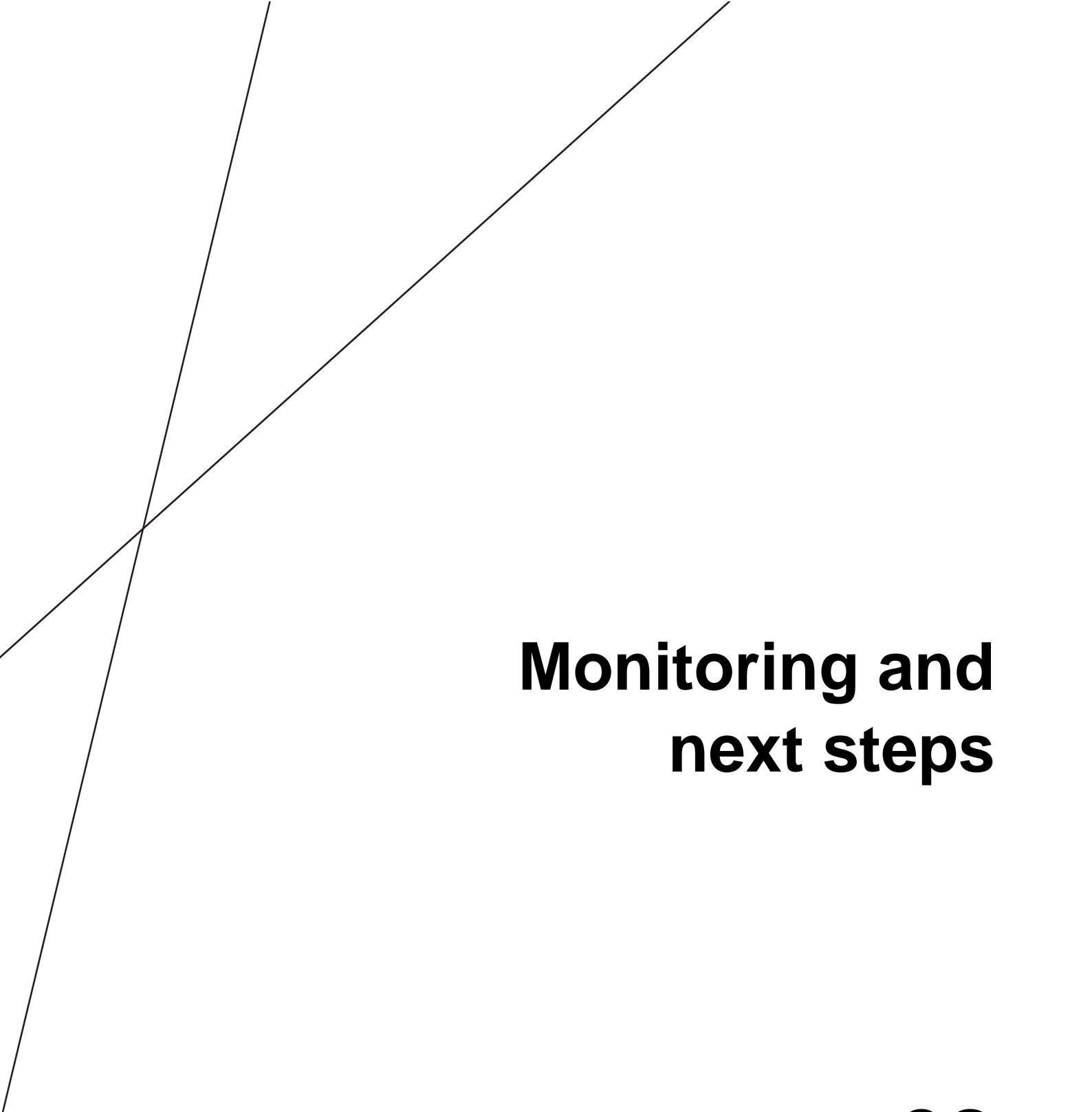
There may also be opportunities on particular sites, and it could be stated that masterplanning and site studies should explore these.

While it is agreed that these things are desirable and would be of benefit the constraints of producing a local plan in the timescale that has been committed to mean that it has not been possible to include these in the local plan. The Council will investigate ways in which such items could be included in future planning guidance or included in the local plan review.

There are no site specific measures relating to economic, employment or skills factors. For extensions to industrial / business parks it could be beneficial to encourage developers to support the employment of a percentage of local workers and / or apprentice schemes.

The Council has an extensive program of works through its Business and Economy section that support the employment of local workers and apprentices. It is considered that this is too detailed to include in local plan policies.

Generally, the Plan has been positively prepared, and only minor negative effects have been identified. A range of mitigation and enhancement measures have been suggested and the Council has responded as they deem appropriate. This has improved the overall performance of the Plan in sustainability terms, despite several recommendations not being taken forward.



Monitoring and next steps

08

8.0 MONITORING AND NEXT STEPS

8.1 Monitoring

There is a requirement to outline the measures envisaged to monitor the predicted effects of the Plan. In particular, there is a need to focus on the significant effects that are identified. It is important to track predicted effects to ensure that positive effects are actually realised and to identify any unforeseen negative effects that may occur.

Table 8.1 below sets out monitoring measures under each SA topic which are intended to be used to monitor any significant effects and to track the baseline position more generally. At this stage the monitoring measures have not been finalised, as there is a need to confirm the feasibility of collecting information for the proposed measures. Wherever possible, measures have been drawn from the Local Plan monitoring framework to reduce duplication.

The monitoring measures will be finalised once the Plan is adopted, and will be set out in an SA Statement in accordance with the SEA Regulations.

Table 8.1 Monitoring the effects of the Plan

SA Topics	Proposed Monitoring Measures
Biodiversity Significant positive effects are predicted for biodiversity as there is a requirement for <u>net gain</u> , and a range of policies that support this.	<ul style="list-style-type: none">• Area and % increase of biodiversity net - gain secured.• % of nationally important wildlife sites that are in favourable condition• Increase in awareness and education on biodiversity importance
Landscape Neutral effects are predicted with regards to landscape character.	Whilst no significant effects have been identified, the following indicators could be used to monitor general trends: To be confirmed

SA Topics	Proposed Monitoring Measures
Population and human health	<p>Significant positive effects are predicted upon population and human health.</p> <p>This is because the plan should contribute to improvements in the following:</p> <ul style="list-style-type: none"> • Access to affordable housing • Access to jobs • School provision • Access and quality of public open space • Improved access and encouragement of walking and cycling
Environmental Protection	<p>There will be a loss of agricultural land, which is a minor negative effect.</p> <p>It is expected that water quality will remain largely unaffected by the Local Plan, though SUDs could contribute to some improvement in the longer term.</p> <p>Whilst no significant effects have been identified, the following indicators could be used to monitor general trends:</p> <ul style="list-style-type: none"> • Amount of agricultural land lost by grade. • Permissions granted contrary to Environment Agency recommendations. • % of SUDs involving 'soft' solutions.
Natural resources and material assets	<p>The effects upon resources are minor with regards to waste generation and energy.</p> <p>Water resources are likely to be used more efficiently through the requirement for higher standards within new development. These are minor positive effects.</p> <p>Whilst no significant effects have been identified, the following indicators could be used to monitor general trends:</p> <ul style="list-style-type: none"> • % of waste sent for landfill • % of schemes achieving the optional water standard • Total renewable / low carbon energy capacity permitted by type.

SA Topics	Proposed Monitoring Measures
<h3>Climatic Factors</h3> <p>The Plan is predicted to have minor positive effects with regards to flooding. This relates primarily to the need to manage flood risk sequentially and to achieve a reduction in surface water runoff from brownfield sites.</p> <p>In terms of climate change mitigation, there are some minor benefits such as encouragement of low emissions vehicles. However, the impact on emissions due to changes in energy efficiency is unlikely to be significant.</p> <p>With regards to resilience, minor positive effects ought to be generated, particularly through the plan policies that support green infrastructure enhancement.</p>	<p>Whilst no significant effects have been identified, the following indicators could be used to monitor general trends:</p> <ul style="list-style-type: none"> • Locations close to or exceeding levels of poor air quality sufficient to warrant designation of an air quality management area. • Number of new homes located within air quality management areas. • Number of electric vehicle charging points established.
<h3>Cultural Heritage</h3> <p>A minor negative effect is predicted as development at some of the allocated sites will alter the setting of designated heritage assets, as well as the character of the settlement fringes. (which coincide with Conservation Area Boundaries).</p> <p>Minor positive effects are also predicted as development could (in some instances) lead to enhancement of townscape (for example in Thirsk).</p>	<ul style="list-style-type: none"> • Number of listed buildings on the At Risk Register. • Number of listed buildings (national and locally listed) that are vacant. • Number of conservation areas with up to date conservation area appraisal.

SA Topics	Proposed Monitoring Measures
<p>Housing</p> <p>The Plan is predicted to have significant positive effects upon housing as it should deliver the identified needs within the Plan period in the short, medium and long term.</p> <p>The Plan should also support the provision of affordable and specialist housing to meet a wide range of community needs.</p>	<ul style="list-style-type: none"> • % of new dwellings and converted dwelling son previously developed land • Number of new dwellings permitted / completed • % of new dwellings completed within each level of the settlement hierarchy • Meeting the 5 year Housing Land Supply requirement • Monitoring the supply and delivery of allocated sites • Performance against the national Housing Delivery Test • Size and type of new homes completed • Housing for older people – Indicator for C2 provision and C3 Extra Care • All schemes will meet the required space and accessibility standards • Number and % of self – build homes • Number and % of affordable housing completed / permitted • Type and tenure of affordable dwellings (bed spaces, location) including rural exception sites
<p>Economy and Employment</p> <p>The Plan is predicted to have significant positive effects upon the economy through the provision of land for development that is suitable in both quantity and quality.</p> <p>The Plan is supportive of both strategic growth opportunities and for smaller local businesses, as well as encouraging the strengthening of rural economies.</p>	<ul style="list-style-type: none"> • % of take up employment land annually (ha) • Permissions for new employment (type & location) (Windfall/ Allocation) • Completion of employment floorspace • New retail permissions/ completions for floospace (type, sqm, location) • % of dwellings located within close proximity to centres

SA Topics	Proposed Monitoring Measures
Transport	<p>Minor positive effects are predicted as the plan ought to enable greater levels of walking and cycling, improvements to public transport networks, and a distribution of growth that reduces the need to travel as far to access jobs and services.</p> <ul style="list-style-type: none"> • % of people that use active transport • % of people that drive • % of dwellings within good access to: <ul style="list-style-type: none"> ○ bicycle paths ○ train stations ○ bus stations/stops

8.2 Next Steps

The Council has prepared the Publication Draft of the emerging Hambleton Local Plan. It proposes to publish the Plan and other 'proposed submission' documents in accordance with Regulation 19 of the Town and Country Planning (Local Planning) Regulations, 2012. A minimum 6 week (statutory) consultation period will be provided for any representations to be received, commencing on the 23rd July, 2017.

This SA report documents the SA process that has been undertaken in preparing the Local Plan and sets out a discussion of the significant effects that are likely to arise. Comments will be sought on the SA alongside the Plan, and there may need to be minor amendments before it is submitted.

The final Plan will be 'submitted' for Examination. The Council will also submit a summary of issues raised (if any) through representations at the publication stage so that these can be considered by the Government appointed Planning Inspector who will oversee the examination. At the end of the examination, the Inspector will judge whether or not the Plan is 'sound'.

Further SA work may be required to support the Plan-making process as it moves through Examination (for example the preparation of SA Addenda to deal with any proposed modifications).

Upon adoption of the Plan, an SA Statement must be prepared that sets out:

- How SA findings and the views of consultees are reflected in the adopted Plan,
- Measures decided concerning monitoring.

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