

Preferred Options Consultation Document

Part 2



Preferred Sites

Northallerton Sub-Area

October 2016

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INTRODUCTION

1.1 The new Local Plan will set out how much land should be provided to accommodate new homes and jobs that are needed within Hambleton up to 2035 and where this should be located. It will consider the need for new homes and jobs alongside the need for associated infrastructure such as shops, community facilities, transport, open space, sport and recreation, health and education within the context of protecting what is special about Hambleton. The Plan will also look to protect and enhance the countryside, historic buildings and the unique character of our market towns and villages. The Local Plan will also set out the policy framework which will be used to determine proposals for new development across the District and for enforcement purposes. The Local Plan will allocate sites in line with the Plan's strategy. The allocation of sites in the Hambleton Local Plan will provide certainty to developers, local people and infrastructure providers about how much development will take place over the next twenty years and where.

1.2 The Plan will include:-

- Part 1: Preferred Policies- A vision and objectives for the Plan Area and detailed policies for determining development proposals
- Part 2: Preferred Sites- Where development will take place and how much


1.3 This document forms Part 2 - Preferred sites. Due to the volume of sites this part has been split up into five sub areas, Bedale, Easingwold, Northallerton, Stokesley and Thirsk.

Preferred Options Consultation

1.4 This document sets out details of the Preferred Sites which will be expected to meet the need for development over the Plan period to 2035. The document provides basic information about the site and summarises why it is being put forward as a Preferred Site or why at this stage it has been discounted.

1.5 Preferred sites have been identified following an initial assessment of sites in accordance with stage 1 and 2 of the site selection process set out in the methodology section of this document, and in full in the Appendices. There is still a long way to go before final decisions are made on which sites are the most suitable. The next stage in this process will be to seek further details from landowners, agents and developers on how the site will be developed and when, which will include requests for further information to demonstrate development is both deliverable and viable. This will form stage 3 of the site selection process. An opportunity will also be given to those sites that have been discounted to provide additional information which may overcome the reasons why the site has not been put forward as a preferred site. During this time, Officers will continue to work with a range of Infrastructure Providers to develop an Infrastructure Plan which will establish what is required to bring forward development. This will include consideration of highways, schools, healthcare and sewerage capacity. Other evidence base will be continued to develop and will also feed into the site selection process.

1.6 For the purposes of the Preferred Options consultation, separate consultation documents on sites have been published for each of the five Sub Areas Bedale, Easingwold, Northallerton, Stokesley and Thirsk. Sites are listed numerically under each settlement, the settlements are ordered according to the established settlement hierarchy. The site summaries are provided for all sites within the service centres, service villages and secondary villages. As part of this consultation, your views are sought on the recommendations for each site as presented in each site summary of this document. If you can identify a more suitable site which has currently not been submitted, details of the site should be submitted as part of your response.



1.7 In relation to 'other' settlements the Preferred Option is to maintain the vitality of smaller rural villages through supporting levels of development which are commensurate with the existing scale and form of the village. In order to provide a long term flexible approach to development in smaller villages, it is not proposed to allocate sites but to rely on a criteria based approach to development. Therefore, preferred sites have not been identified in 'other' settlements and the site summaries are not provided. A list of the sites put forward in 'other' settlements is attached within the appendices of each sub area document. Your views on the criteria based approach are sought within Part 1: Preferred Policies.

1.8 A number of sites have been submitted which are below 0.2 hectares or would accommodate less than five dwellings. In some cases these sites may be suitable for development however they are below the threshold for allocation and any proposals for the development of these sites will be considered in the context of wider Plan policies. A list of these sites is attached at the end of each of the site consultation documents for each Sub Area and have been identified on the settlement maps.

1.9 Several sites were put forward for consideration for green space designation, where these are within the service centre, service village and secondary village a site map has been provided under the relevant settlement. Requests for greenspace designations in 'other' settlements are listed in this document in the 'other' settlements section. The sites have been assessed separately, assessments and recommendations can be seen within the Local Green Space Recommendations Report.

Methodology

2.1 One of the first steps in preparing a new Local Plan is to establish what land is available for development within the District over that time frame. This will inform site allocations in the new Local Plan.

2.2 As part of this landowners, agents and developers were invited to put forward land for potential development in the future. This 'Call for Sites' exercise ran between June 2015 and February 2016 and over 500 sites were put forward for potential development in Hambleton District.

2.3 A Site Selection methodology was established in order to set a rigorous and consistent approach to the assessment of all of the submitted sites. The aim of the site selection process is to secure development which best meets the objectives of the New Local Plan. It is a tool for Officers to objectively assess sites submitted to the Council to enable informed choices to be made on the selection of sites. The Site Assessment Methodology was presented to the Housing Market Partnership meeting in December 2015. The partnership includes a range of developers and agents who operate in the District.

2.4 There are three stages to the site selection process. The first stage assesses the site against key eligibility criteria. This includes consideration of the scale of development and assessment against key constraints. The second stage is an assessment of the site against Local Plan Sustainability Appraisal objectives and the third stage considers the deliverability and viability of the site.

2.5 In stage two, the performance of sites against the indicators has been coded using a traffic light system. A colour coding (red/amber/green) is used to indicate the relevant impact or suitability of the site.


- Red: = Significant adverse effect: The site performs poorly against the relevant indicator
- Amber: = Moderate adverse effect: The site performs adequately against the relevant indicator but there are some issues that need addressing
- Green: = Non-adverse effect: The site performs well against the relevant indicator

2.6 Stage two of the assessment has been informed by site visits, data held within the council's Geographical Information Systems (GIS), engagement with Natural England, Historic England, North Yorkshire County Council, the call for sites submission form and emerging evidence base such as Employment land Review and Strategic Flood Risk Assessment. Parish Councils were also asked to input into the constraints mapping and identification of important features of their settlement(s).

2.7 Sites have been screened in terms of impact on designated biodiversity sites (SSSI's and SINCs). Biodiversity data impacting the proposed allocation sites will feed into stage 3 of the site selection process.

2.8 Limited information has been provided by landowners, agents and developers within the site submission forms with regards to deliverability and viability of the site and therefore these aspects which form stage 3 of the site selection process, have not informed the assessment of sites at this point. This is with exception to highways information provided by North Yorkshire County Council and therefore aspects relating to whether the site has access to a public highway and the degree of off site works required to enable the site to come forward for development have informed assessment of the sites.

2.9 As part of the stage 2 assessment for housing sites, where information on potential dwelling yield of the site was not provided on the site submission form or where the assumed dwelling yield was presented as a range, a density of 25 dwellings per hectare (dph) has been applied to provide



an indicative dwelling yield for the site. Any deviation from this will be due to local factors affecting the site which have suggested a slightly lower or higher density would be more appropriate. It is important to note that at this stage, the potential dwelling yield of sites is only indicative.

2.10 Stage 3 of the site selection process will be the next stage where Officers will seek further details from landowners, agents and developers of preferred sites to establish how the site will be developed and when, which will include requests for further information to demonstrate development is both deliverable and viable. Stage three of the assessment process may result in changes to the potential dwelling yield of sites.

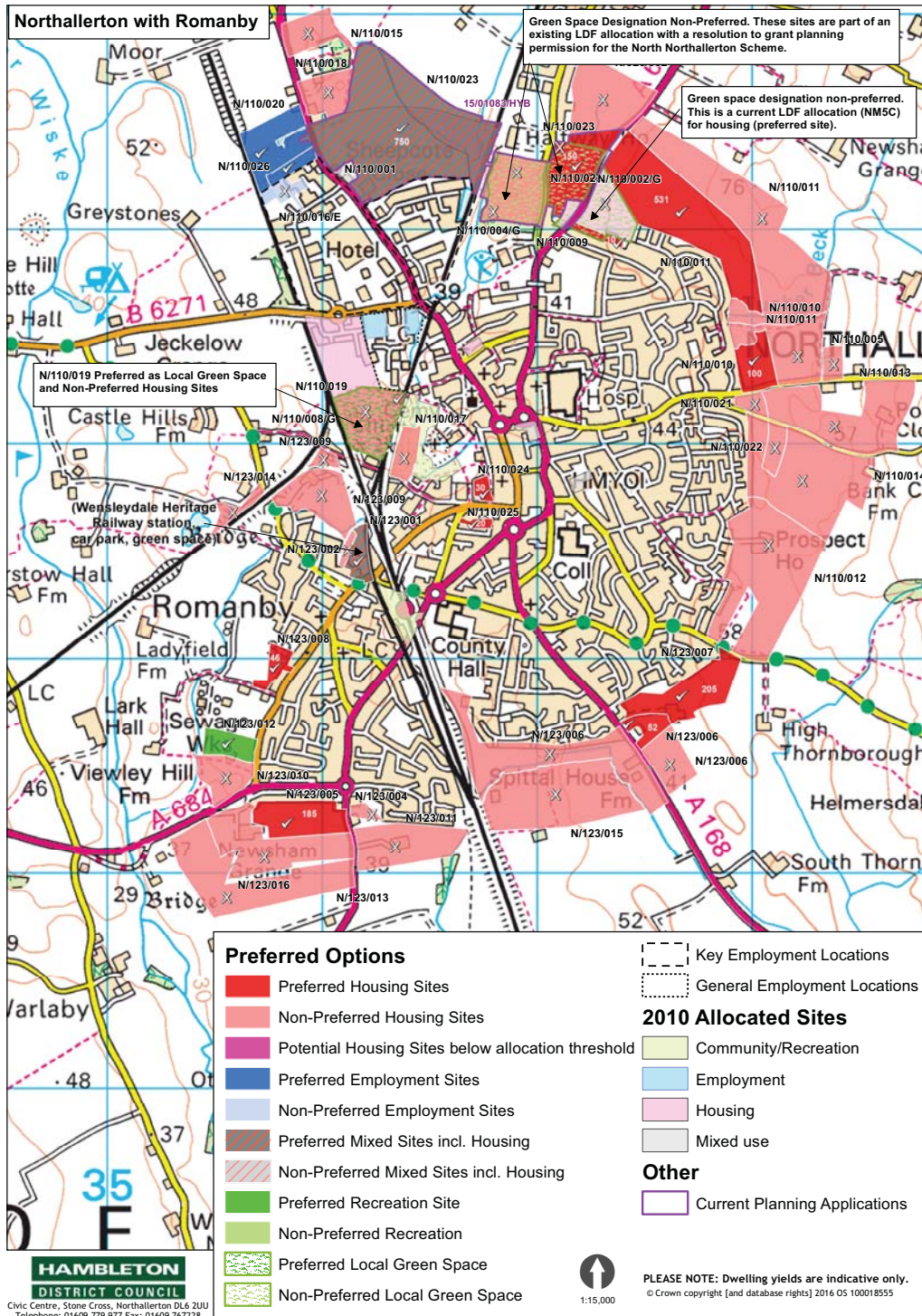
2.11 As part of stage 3, where sites that have been identified as not preferred in this document, landowners/agents will also have an opportunity to provide additional information to address those aspects presented as reasons for why they have not been identified as a preferred site.

2.12 The responses to this consultation, further evidence base work including the Infrastructure Plan and Plan Viability work will feed into the stage three assessment. This additional information on the preferred and presently non preferred sites will be used to inform decisions on which sites are the most suitable for allocation in the Local Plan.

2.13 A full copy of the Site Assessment Methodology is attached at the end of each of the site consultation documents for each Sub Area. A summary of the full assessment of each of the sites against the site assessment criteria is included as an appendix to the Sustainability Appraisal Document.

2.14 Sites put forward for consideration to be designated as greenspaces have been assessed separately. The methodology, assessment and recommendations can be found in the Local Green Space Recommendations Report.

NORTHALLERTON AND ROMANBY



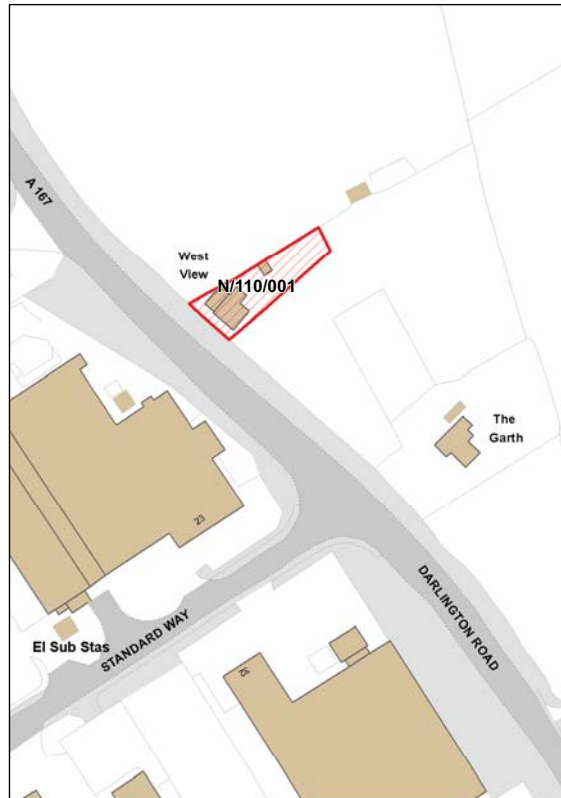
Northallerton & Romanby

Site Reference	N/110/001
Parish	Northallerton
Address	West View, Darlington Road, Northallerton
Current Use	Garden / orchard
Proposed Use	Housing
Area (ha)	0.05
Indicative Yield	Single dwelling

Conclusion

Site below required threshold for assessment and allocation.

Not a preferred site.



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N/110/001

Question 1

Do you agree that site N/110/001 is not suitable for development and the reasons given? If not please explain why.

Site Reference	N/110/002/G
Parish	Northallerton
Address	Land off Stokesley Road, Northallerton
Current Use	Agricultural
Proposed Use	Local Green Space Designation
Area (ha)	6.54
Indicative Yield	N/A

See Local Green Space Recommendations Report.


Conclusion

This site is not supported for designation as local green space.



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N/110/002G



Question 2

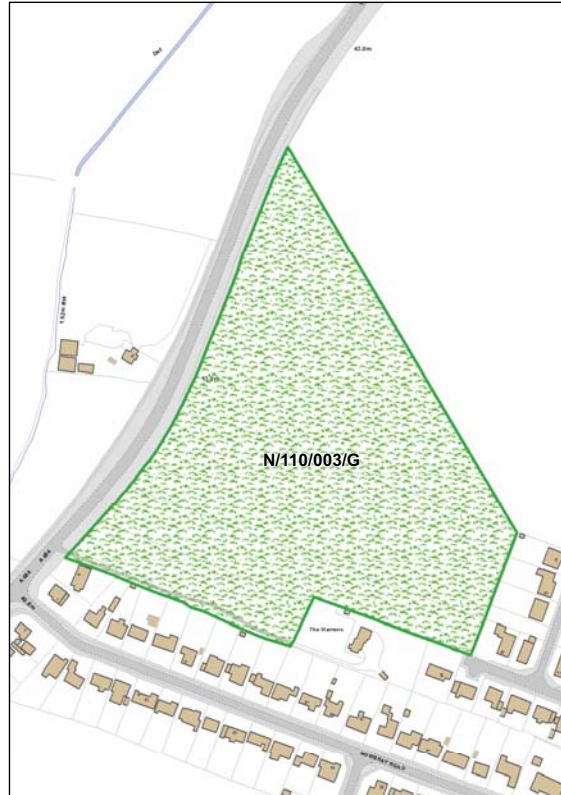
Do you agree that site N/110/002G is not appropriate for a Designated Green Space?

Site Reference	N/110/003/G
Parish	Northallerton
Address	Land off Mowbray Road, East side of Stokesley Road, Northallerton
Current Use	Agricultural
Proposed Use	Local Green Space Designation
Area (ha)	5.46
Indicative Yield	N/A

See Local Green Space Recommendations Report. This site is an existing LDF allocation for 165 dwellings.

Conclusion

This area is not supported for designation, see Local Green Space Recommendations Report.



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N/.110/003G



Question 3

Do you agree that site N/110/003G is not appropriate for a Designated Green Space?

Site Reference	N/110/004/G
Parish	Northallerton
Address	Land To The South Of Halfway House Northallerton Road Brompton North Yorkshire
Current Use	Agricultural
Proposed Use	Local Green Space Designation
Area (ha)	7.87
Indicative Yield	N/A

See Local Green Space Recommendations Report.


Conclusion

This site is not supported as a Local Green Space Designation.



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N/110/004G



Question 4

Do you agree that site N/110/004G is not appropriate for a Designated Green Space?

Site Reference	N/110/005
Parish	Northallerton
Address	Land North of Mayfields, Bullamoor Road, Northallerton
Current Use	Agricultural
Proposed Use	Housing
Area (ha)	1.49
Indicative Yield	43

Commentary

Environmental

Loss of greenfield site

Loss of part grade 3b and part grade 2 agricultural land

Within mineral safeguarding area for brick and clay.

Connectivity

Public Right of Way bounds the western edge of the site.

Site fronts onto Bullamoor road but there are no pavements or cycle routes.

Poor pedestrian connectivity to Northallerton.

Impact on character and form

Development on this site would be prominent in significant views towards the existing settlement when approaching on Bullamoor road.

The site is disconnected from the existing settlement and has a poor relationship with character and form.

Impact on historic assets

No issues.

Flooding

No issues.

Strategic Flood Risk Assessment states site is entirely in Flood Zone1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required.

Highways

Access for site from Bullamoor Road.

Site Reference

N/110/005

Conclusion



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N/110/005

Question 5

Do you agree that site N/110/005 is not suitable for development and the reasons given? If not please explain why.

Site Reference	N/110/006
Parish	Northallerton
Address	Land rear and adjacent to Four Winds, Bullamoor Road, Northallerton
Current Use	Agricultural
Proposed Use	Housing
Area (ha)	2.74
Indicative Yield	74

Commentary

Environmental

Loss of greenfield site
 Loss of grade 3b agricultural land
 Within mineral safeguarding area for brick and clay.

Connectivity

Public Right of Way is to north of site.
 The site is disconnected from services and facilities.

Impact on character and form

Site is in a countryside location and is disconnected from the settlements of Bullamoor and Northallerton.

Impact on historic assets

No issues.

Flooding

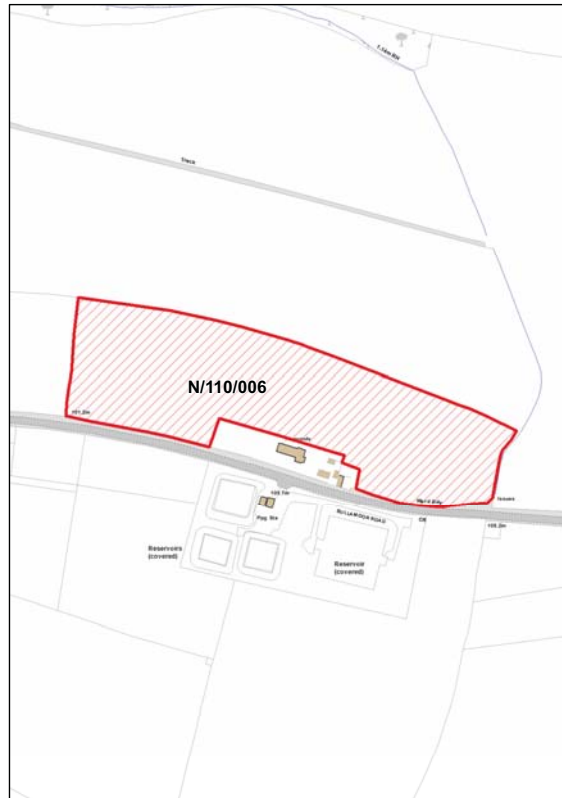
No issues identified.
 Strategic Flood Risk Assessment states site is entirely in Flood Zone1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required.

Highways

There is no access onto an adopted highway.

Conclusion

The site is disconnected from the settlements of Bullamoor and Northallerton. The site has poor connectivity and this is not a sustainable location. **Not a preferred site.**



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N/110/006

Question 6

Do you agree that site N/110/006 is not suitable for development and the reasons given? If not please explain why.

Site Reference	N/110/007/G
Parish	Northallerton
Address	Castle Hills Farm Castle Hills Springwell Lane Northallerton North Yorkshire DL7 8UR
Current Use	Agricultural
Proposed Use	Local Green Space Designation
Area (ha)	7.44
Indicative Yield	N/A

See Local Green Space Recommendations Report.

Conclusion

This site is supported for Local Green Space Designation.



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N/110/007G

Question 7

Do you agree that that site N/110/007G is an appropriate Green Space?

If not, please outline your reasons.

Site Reference	N/110/008/G
Parish	Northallerton
Address	Castle Hills Farm Castle Hills Springwell Lane Northallerton North Yorkshire DL7 8UR
Current Use	Agricultural
Proposed Use	Local Green Space Designation
Area (ha)	7.44
Indicative Yield	N/A

See Local Green Space Recommendations Report.

Conclusion

This site is supported as a Local Green Space Designation.



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N/110/008G

Question 8

Do you agree that that site N/110/008/G is an appropriate Green Space?

If not, please outline your reasons.

Site Reference	N/110/009
Parish	Northallerton
Address	The Warren, Stokesley Road, Northallerton
Current Use	Residential property and two paddocks
Proposed Use	Housing
Area (ha)	0.87
Indicative Yield	10

Commentary

Environmental

Some loss of greenfield.

Connectivity

Pavement on opposite side of Stokesley road to which site fronts onto. Site entrance in proximity to pavements linking to town centre.

No Public Right of Way in close proximity.

Impact on character and form

Site relates well to existing built form. The majority of this site is already part of an existing Local Development Framework allocation for housing (NM5C).

Impact on historic assets

No issues.

Flooding

No issues identified.

Strategic Flood Risk Assessment states site is entirely in Flood Zone 1, with minimal or no risk from surface water flooding. The Strategic Flood Risk Assessment recommends that the development may be permitted on flood risk grounds. Further investigation may be required by the developer and the council should be consulted as to whether a Flood Risk Assessment may be required.

Highways

Access can be gained from Stokesley Road.

Conclusion

The majority of the site is already part of an existing Local Development Framework allocation. The part which is outside the current allocation is around 0.33 ha (giving around 8 additional dwellings). This site forms a logical extension to the existing allocation. **Preferred site.**



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N/110/009

Question 9

Do you agree that that site N/110/009 is an appropriate development site?

If not, please outline your reasons.

Do you believe there are more suitable alternative sites? If so please provide details.

Site Reference	N/110/010
Parish	Northallerton
Address	Land to East of Lewis Road and Turker Lane, Bullamoor Road, Northallerton
Current Use	Agricultural
Proposed Use	Housing
Area (ha)	12.19
Indicative Yield	Up to 300 (100 on preferred site)

Commentary

Environmental

Loss of greenfield site

Loss of grade 2 and small section of grade 3b agricultural land

Site is within mineral safeguarding area for brick and clay.

Archaeological investigation has been undertaken at this site with finds recorded.

Connectivity

Public Right of Way bounds the eastern and northern side of the site.

No pavements on at point site fronts on to highway.

Close proximity to town centre

Impact on character and form

Development of the site would be a significant extension eastwards of the existing settlement into open countryside, changing the character of this part of Northallerton.

Impact on historic assets

No issues.

Flooding

A marginal section in the north western corner of the site is in floodzone 2 and 3.

The northern part of the site adjacent to Turker Beck is susceptible to surface water flooding. There is a flood attenuation pond in part of the site.

Strategic Flood Risk Assessment states part of the site falls within Flood Zone 3a. The flood risk in parts of the development footprint currently within Flood Zone 2 could potentially increase to Flood Zone 3 magnitudes in future due to climate change. The Strategic Flood Risk Assessment recommends that there is a review of site layout and / or design and that this should be informed by a Level 2 Strategic Flood Risk Assessment or site specific Flood Risk Assessment.

Highways

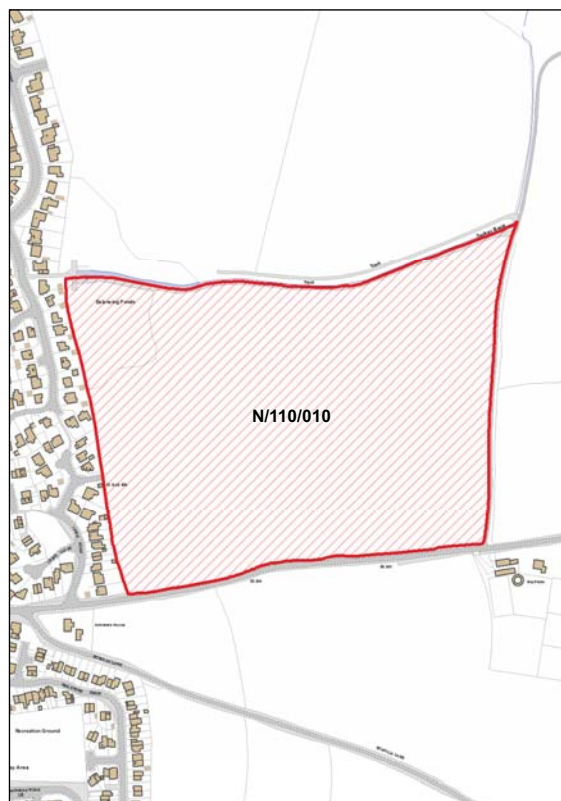
Site Reference**N/110/010**

Access to the site is possible from Bullamoor Road.

Conclusion

Development of the whole site would be inappropriate due to impact on form and character of the settlement. Development of part of the site which is adjacent to existing built development may be acceptable which will reduce the potential yield of the site. A flood attenuation pond within this part of the site will affect the developable area and further reduce the potential yield.

This is a preferred site (PART).

**N/110/010****Question 10**

Do you agree that that site N/110/010 is an appropriate development site? If not, please outline your reasons.

Do you believe there are more suitable alternative sites? If so please provide details.

Site Reference	N/110/011
Parish	Northallerton
Address	Land to Rear of Winton Road, Northallerton
Current Use	Agricultural
Proposed Use	Multiple
Area (ha)	47.63
Indicative Yield	Up to 900 (531 on preferred site)

Commentary

Environmental

Loss of greenfield site

Loss of grade 3b agricultural land

Site is within mineral safeguarding area for brick and clay.

Archaeological investigation has been undertaken at this site.

Connectivity

Public Right of Way runs along southern boundary of site.

Pedestrian accessibility is currently limited.

Impact on character and form

The site would be prominent in significant views towards the settlement from the main approach into the town via Stokesley road, from the A19.

The proposed scale and location of this mixed use site (which includes employment uses) would have a negative impact on the form and character of the settlement.

Impact on historic assets

No issues.

Flooding

Marginal section on the south western boundary of the site is in Flood Zone 2 and 3.

Marginal sections of the northern part of the site and western edge of the site are susceptible to surface water flooding. A marginal section along the southern boundary and south eastern boundary adjacent to Turker Beck are susceptible to surface water flooding.

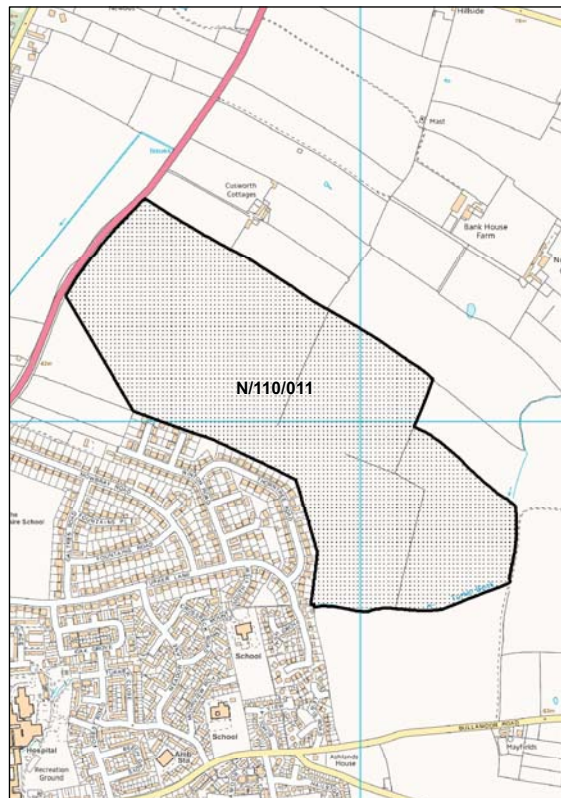
Strategic Flood Risk Assessment states part of the site falls within Flood Zone 3a. The flood risk in parts of the development footprint currently within Flood Zone 2 could potentially increase to Flood Zone 3 magnitudes in future due to climate change. The Strategic Flood Risk Assessment recommends that there is a review of site layout and / or design and that this should be informed by a Level 2 Strategic Flood Risk Assessment or site specific Flood Risk Assessment.

Site Reference**N/110/011****Highways**

Access could be achieved onto Stokesley Road. Multiple use of this site needs to be defined to enable a more suitable highways assessment.

Conclusion


Development of the whole site would be inappropriate due to impact on form and character of the settlement. Development of part of the site which is adjacent to the existing LDF allocation and existing built development may be acceptable. This will reduce the potential yield of the site to around 565 units but not all these units will be required in this Plan period and this will also be subject to phasing. **This is a preferred site (PART).**



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N/110/011**Question 11**

Do you agree that that site N/110/011 is an appropriate development site? If not, please outline your reasons.



Do you believe there are more suitable alternative sites? If so please provide details.

Site Reference	N/110/012
Parish	Northallerton
Address	Prospect House Farm, Prospect Place, Northallerton
Current Use	Agricultural
Proposed Use	Housing
Area (ha)	22.81
Indicative Yield	Up to 500

Commentary

Environmental

Loss of greenfield site

Loss of grade 2 agricultural land

Site is within mineral safeguarding area for brick and clay.

Archaeological investigation has been undertaken at this site.

Connectivity

Public Right of Way bounds the southern boundary of the site adjacent to Sandy Bank road and links into west of site.

There are no pavements or cycle routes along the roadside (Sandy Bank) adjacent to the site boundary.

Close proximity to town centre

Impact on character and form

Development on this site would be prominent in significant views towards the existing settlement when approaching the settlement on Sandy Bank.

Development on this site would represent a significant extension eastwards of the existing settlement into the open countryside, changing the character of this area of the town.

Impact on historic assets

No issues.

Flooding

Marginal section of the north east corner of the site marginal section in the southern part of the site.

Strategic Flood Risk Assessment states site is entirely in Flood Zone1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required.

Highways

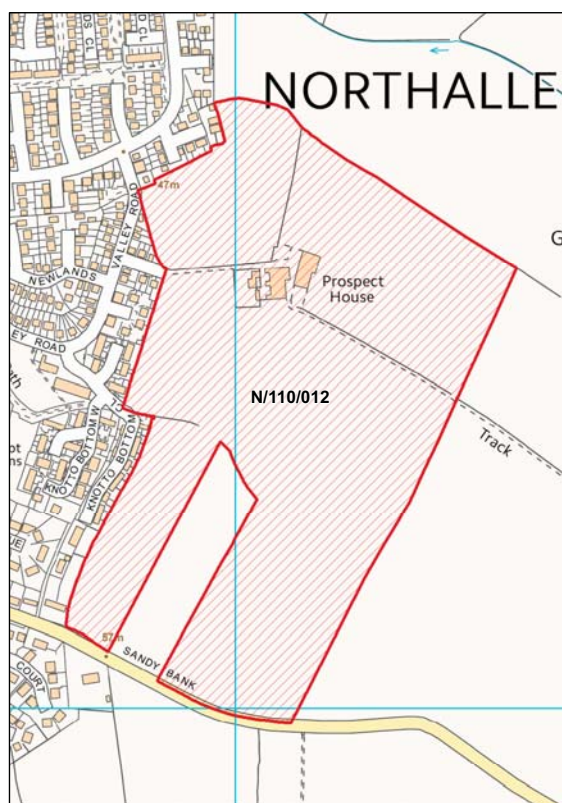
Access onto Sandy Bank can be gained.

Site Reference**N/110/012**

Works will be required to improve the existing major road and extend existing footway/street lighting to serve the site.

Conclusion

Development on this site would represent a significant extension eastwards of the existing settlement into the open countryside and this would not relate well to the form and character of this part of the settlement. **Not a preferred site.**

**N/110/012****Question 12**

Do you agree that site N/110/012 is not suitable for development and the reasons given? If not please explain why.

Site Reference	N/110/013
Parish	Northallerton
Address	Potters Close Farm, Scholla Lane, Northallerton
Current Use	Agricultural
Proposed Use	Housing
Area (ha)	15.01
Indicative Yield	Up to 375

Commentary

Environmental

Loss of greenfield site
 Loss of grade 2 and some grade 3b agricultural land
 Within mineral safeguarding area for brick and clay.

Connectivity

Public Right of Way to north of site on opposite side of Bullamoor road.
 No existing pavements or cycle routes on highway adjacent to site boundary.
 Close proximity to town centre

Impact on character and form

Development on this site would be prominent in significant views towards the existing settlement when approaching on Bullamoor road and Scholla Lane.
 Development on this site would represent a significant extension eastwards of the settlement, into the open countryside and would change the character of this area of the town.

Impact on historic assets

No issues.

Flooding

The south east edge of the site is susceptible to surface water flooding.
 Strategic Flood Risk Assessment states site is entirely in Flood Zone1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required.

Highways

Access onto Bullamoor Road is possible.

Conclusion

Site Reference**N/110/013**

Development on this site would represent a significant extension eastwards of the existing settlement into the open countryside and this would not relate well to the form and character of this part of the settlement. **Not a preferred site.**

**N/110/013****Question 13**

Do you agree that site N/110/013 is not suitable for development and the reasons given? If not please explain why.

Site Reference	N/110/014
Parish	Northallerton
Address	Land Adjacent to Bank Close and OS Fields 0002, 0083 and 2500, Scholla Lane, Northallerton
Current Use	Agriculture
Proposed Use	Housing
Area (ha)	19.07
Indicative Yield	Up to 500

Commentary

Environmental

Loss of greenfield site

Loss of grade 2 agricultural land

Within mineral safeguarding area for brick and clay.

Connectivity

No existing pavements or cycle routes on Scholla Lane adjacent to site boundary.

Close proximity to town centre

Impact on character and form

Development on this site would be prominent in significant views towards the existing settlement when approaching on Scholla Lane.

Development on this site would represent a significant extension eastwards of the settlement, into the open countryside and would change the character of this area of the town.

Impact on historic assets

No issues.

Flooding

Part of the western edge of the site falls within floodzone 2 and 3.

A significant part of the site is susceptible to surface water flooding.

Part of the site falls within Flood Zone 3a. The flood risk in parts of the development footprint currently within Flood Zone 2 could potentially increase to Flood Zone 3 magnitudes in future due to climate change. The Strategic Flood Risk Assessment recommends that there is a review of site layout and / or design and that this should be informed by a Level 2 Strategic Flood Risk Assessment or site specific Flood Risk Assessment.

Highways

Suitable access can be gained onto Bullamoor Road.

Site Reference

N/110/014

Conclusion

Development on this site would represent a significant extension eastwards of the settlement, into the open countryside and would change the character of this area of the town.

Not a preferred site.



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N/110/014

Question 14

Do you agree that site N/110/014 is not suitable for development and the reasons given? If not please explain why.

Site Reference	N/110/015
Parish	Northallerton
Address	Land North of Strikes Garden Centre, Darlington Road, Northallerton
Current Use	Agricultural
Proposed Use	Housing
Area (ha)	4.14
Indicative Yield	86

Commentary

Environmental

Loss of greenfield site

Loss of grade 3b agricultural land

Connectivity

Public Right of Way runs along eastern boundary and in close proximity to southern boundary.

The site is disconnected from pedestrian links in to town.

Site is in close proximity to employment sites and town centre.

Impact on character and form

The site is open and prominent on approach into Northallerton along Darlington road.

The site is disconnected from the main settlement and has a poor relationship with the existing built form.

Impact on historic assets

No issues.

Flooding

There are two small sections in the western end of the site, towards the edge of the site which are susceptible to surface water flooding.

Strategic Flood Risk Assessment states site is entirely in Flood Zone1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required.

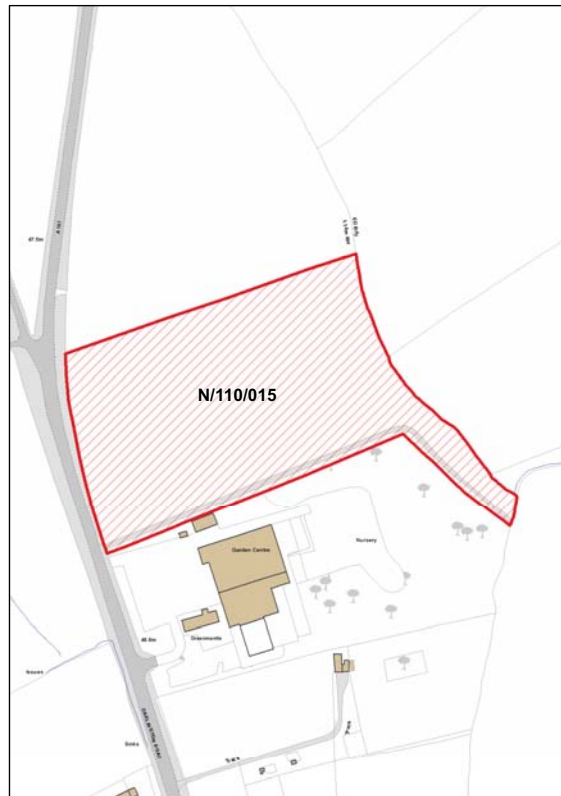
Highways

Site fronts onto Darlington road. Site boundary includes access link into the existing LDF allocation (NM5D) which has planning permission which may provide access route.

Conclusion

Site Reference**N/110/015**

The site is disconnected from the main settlement and has a poor relationship with the existing built form. **Not a preferred site.**



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N/110/014**Question 15**

Do you agree that site N/110/015 is not suitable for development and the reasons given? If not please explain why.

Site Reference	N/110/016/E
Parish	Northallerton
Address	Micronised Food Products, 15 Standard Way, Standard Way Business Park, Northallerton
Current Use	Industrial / agricultural
Proposed Use	Employment
Area (ha)	1.69
Indicative Yield	N/A

Commentary

Environmental

Partly previously developed site
 Loss of part greenfield site
 Loss of grade 3b agricultural land
 Site in mineral safeguarding area for brick and clay

Connectivity

Site is within existing business park so there are existing pavements to link to which provide good connectivity to the town centre.

Impact on character and form

Development of the agricultural land in order to secure expansion land for employment uses would not impact on views into the settlement and development of this area would relate well to existing built form.

Impact on historic assets

No issues.

Flooding

Marginal corner of eastern edge of site susceptible to surface water flooding, but this element is already developed.

Strategic Flood Risk Assessment states site is entirely in Flood Zone1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required.

Highways

Highways to advise

Conclusion

Site Reference**N/110/016/E**

Development of the agricultural land will provide future expansion land for existing employment uses and this relates well to the built form. Part of the expansion land is also part of an existing LDF allocation for employment use (NM5E). **Preferred site.**



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N/110/016/E**Question 16**

Do you agree that that site N/110/016/E is an appropriate development site? If not, please outline your reasons.

Do you believe there are more suitable alternative sites? If so please provide details.

Site Reference	N/110/017
Parish	Northallerton
Address	Playing Fields at Springwell Lane, Northallerton
Current Use	Site is already allocated in LDF as NC1 (community use).
Proposed Use	Housing
Area (ha)	2.48
Indicative Yield	45

Commentary

Environmental

Numerous events have been recorded close by. This site is likely to have archaeological potential.

Loss of greenfield site

Site in mineral safeguarding area for brick and clay

Site is adjacent to main railway line.

Connectivity

Public Right of Way runs through site.

Site fronts on to Springwell Lane which has pavements on both sides of road.

Good pedestrian connectivity to town centre.

Impact on character and form

Loss of this open area and its subsequent development would have negative impact on the character of the area. Development of site could harm elements which contribute to the significance of the Motte & Bailey Castle & Bishops Palace Scheduled Monument.

Impact on historic assets

The eastern boundary of the site is immediately adjacent to the non designated Motte & Bailey Castle & Bishops Palace which is a Scheduled Monument. Loss of this open area and its subsequent development could harm elements which contribute to its significance.

Flooding

Almost entire site in Flood Zone 2 and 3 and is susceptible to surface water flooding.

A large portion of this area is within the Functional Floodp

lain. Further, the flood risk in parts of this area which are currently within Flood Zone 2 may increase to Flood Zone 3 magnitudes in future due to climate change. The Strategic Flood Risk Assessment recommends withdrawal of the site.

Highways

Access onto Springwell Lane.

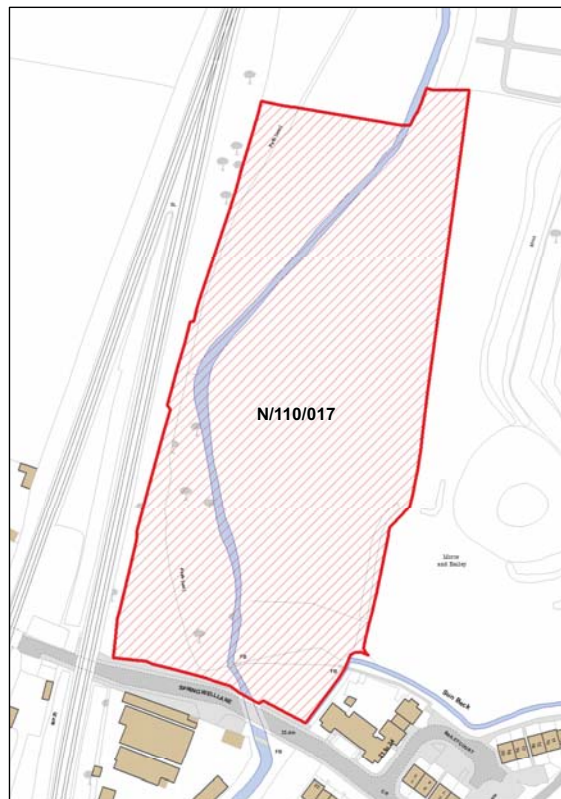
Site Reference

N/110/017

Conclusion

The site is already allocated in the LDF as NC1 (community use). Development of the site would not be appropriate due to impact on scheduled monument and extensive flooding risk.

Not a preferred site.



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N/110/017

Question 17

Do you agree that site N/110/017 is not suitable for development and the reasons given?. If not please explain why.

Site Reference	N/110/018
Parish	Northallerton
Address	3 & 4 The Bungalows and OS Fields 0000, 0058 & 0067 Darlington road, Northallerton
Current Use	Agricultural
Proposed Use	Housing
Area (ha)	4.17
Indicative Yield	120

Commentary

Environmental

Loss of greenfield site

Loss of grade 3b agricultural land

Site within North Yorkshire Green Infrastructure Corridor

Site fronts on to A167 which is a busy road so traffic noise mitigation may need to be considered.

Connectivity

There are pavements which start towards the southern end of the site and which provide good connectivity to town centre.

There is a public right of way along southern boundary.

There are local cycle routes nearer town centre but no cycle routes currently adjacent to site.

Impact on character and form

Site is prominent on approach into the settlement.

The site is adjacent to the site which has planning permission as part of North Northallerton (planning reference 15/01083/HYB0). The North Northallerton site will establish the gateway to the town. Additional development which extends further north would represent further encroachment into the countryside and would not be desirable.

Impact on historic assets

No issues.

Flooding

Central section of site susceptible to surface water flooding.

Strategic Flood Risk Assessment states site is entirely in Flood Zone1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required.

Highways

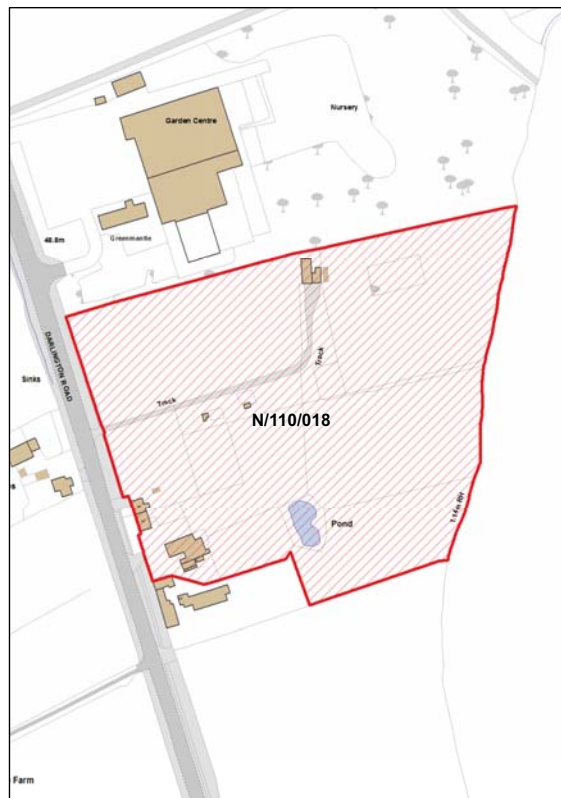
Highways to advise

Site Reference

N/110/018

Conclusion

The North Northallerton site will establish the gateway to the town. Additional development which extends further north would represent further encroachment into the countryside and would not be desirable. **Not a preferred site.**



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N/110/018

Question 18

Do you agree that site N/110/018 is not suitable for development and the reasons given? if not please explain why.

Site Reference	N/110/019
Parish	Northallerton
Address	Castle Hills Farm, Castle Hills, Springwell Lane, Northallerton
Current Use	Grazing
Proposed Use	Housing
Area (ha)	7.44
Indicative Yield	Up to 186

Commentary

Environmental

Loss of greenfield site

Loss of grade 3a and 3b agricultural land

Site in mineral safeguarding area for brick and clay

A significant cluster of events are noted from the Historic Environment Record within this site. The site is also noted on Ordnance Survey plans as the remains of a Motte and Bailey castle. This site has archaeological potential.

Possible historic contamination.

The site is situated between the main railway line and freight rail track

Connectivity

The site has no direct access to highway or pavements.

Site has accessibility issues.

Impact on character and form

The site encompasses the remains of a Motte and Bailey castle. This site has archaeological potential and is a valued landscape. Loss of this open area would have a negative impact on the character and form of the settlement.

Impact on historic assets

This site lies in proximity to the Bishops Palace which is a Scheduled Monument. The loss of this open area and its subsequent development could harm elements which contribute to its significance.

Flooding

Small sections of the site are susceptible to surface water flooding.

The flood risk in parts of the development footprint currently within Flood Zone 2 could potentially increase to Flood Zone 3 magnitudes in future due to climate change. Flood Risk Assessment is required.

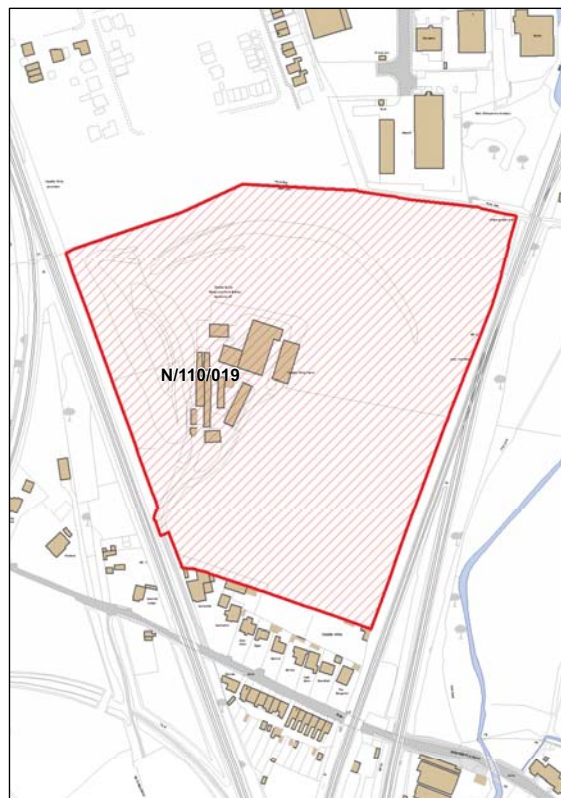
Highways

Site Reference**N/110/019**

The site has no direct connection or frontage to a highway maintainable at the public expense.

Conclusion

This site is not a preferred site due to the negative impact on the historic built environment and character and form of settlement. The site has no access. **Not a preferred site.**



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N/110/019**Question 19**

Do you agree that site N/110/019 is not suitable for development and the reasons given? if not please explain why.

Site Reference	N/110/020
Parish	Northallerton
Address	Moor Close, Darlington Road, Northallerton
Current Use	Agricultural
Proposed Use	Housing
Area (ha)	6.98
Indicative Yield	180

Commentary

Environmental

Loss of greenfield site

Loss of grade 3b agricultural land

Site in mineral safeguarding area for brick and clay.

Connectivity

There is a Public Right of Way to the south of the site.

There is no existing pavement adjacent to the site.

Impact on character and form

The site is prominent in views towards the settlement from Darlington Road.

Part of the site is part of an existing LDF allocation (NM5E) for employment use and the Standard Way Business Park is immediately to the south of the site.

Housing development on this site would be a barrier to future expansion of existing businesses.

Amenity of residents in new housing would be impacted on by neighbouring employment uses.

Impact on historic assets

No issues.

Flooding

There are very small areas indicated to be liable to surface flooding.

Strategic Flood Risk Assessment states site is entirely in Flood Zone 1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required.

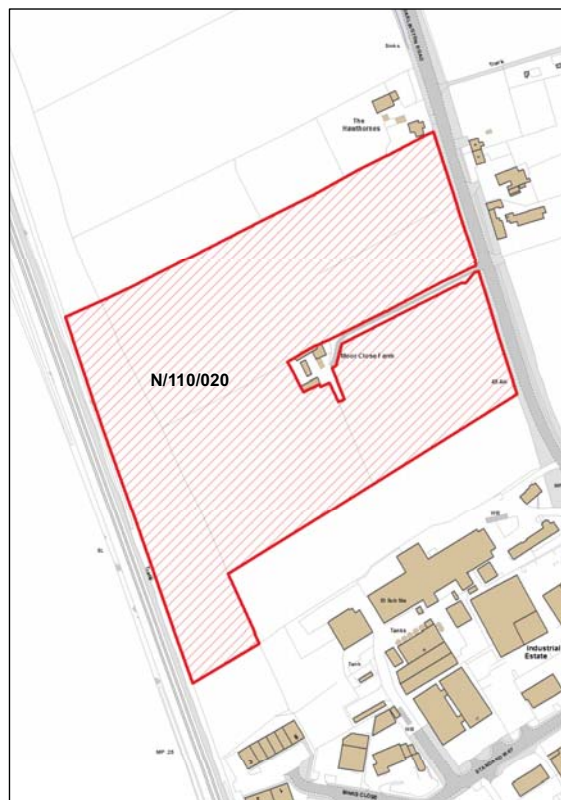
Highways

Access can be provided along frontage of site onto Darlington Road.

Conclusion

Site Reference**N/110/020**

Part of the site is part of an existing LDF allocation (NM5E) for employment use. The Employment Land Review (2016) concludes that employment is an appropriate use at this location. This site is not appropriate for housing development. This site is a preferred site for employment use. **Preferred site for employment use**

**N/110/020****Question 20**

Do you agree that that site N/110/020 is an appropriate development site? If not, please outline your reasons.

Do you believe there are more suitable alternative sites? If so please provide details.

Site Reference	N/110/021
Parish	Northallerton
Address	Land East of Ashlands House, Bullamoor Road, Northallerton
Current Use	Agricultural
Proposed Use	Housing
Area (ha)	1.18
Indicative Yield	Up to 30

Commentary

Environmental

Loss of greenfield site

Site in mineral safeguarding area for brick and clay.

Connectivity

The western end of the site is in close proximity to pavements on Bullamoor Road but there is currently no direct links to footpaths or cycle routes.

Close proximity to town centre.

Impact on character and form

Development of the site would be an extension eastwards of the existing settlement beyond the existing built form and the site would be prominent in significant views towards the existing settlement when approaching on Bullamoor road and Scholla Lane.

Impact on historic assets

No issues.

Flooding

There is a marginal area of the site close to the southern boundary which is susceptible to surface water flooding.

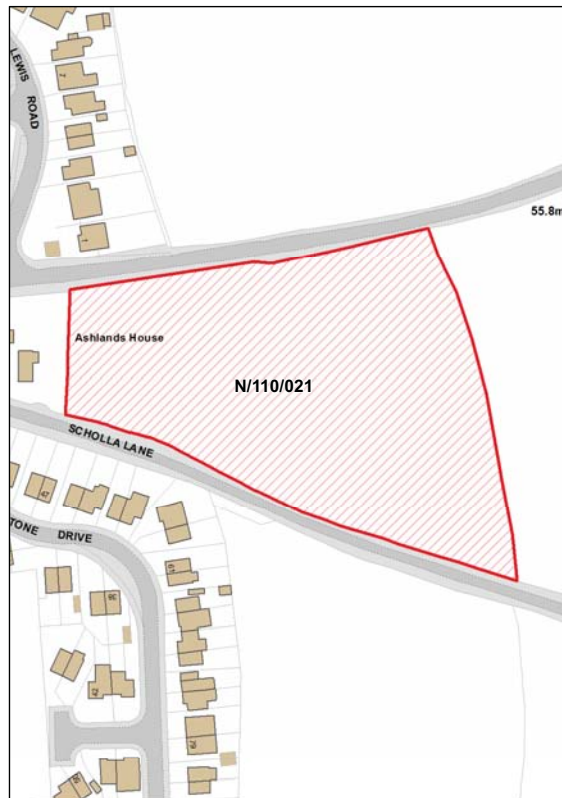
Strategic Flood Risk Assessment states site is entirely in Flood Zone 1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required.

Highways

Highways to advise

Conclusion

Development of the site would be an extension eastwards of the existing settlement beyond the existing built form. **Not a preferred site**



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N/110/021

Question 21

Do you agree that site N/110/021 is not suitable for development and the reasons given? if not please explain why.

Site Reference	N/110/022
Parish	Northallerton
Address	OS Field 1100 Scholla Lane, Northallerton
Current Use	Agricultural
Proposed Use	Housing
Area (ha)	1.94
Indicative Yield	57

Commentary

Environmental

Loss of greenfield site

Loss of grade 2 agricultural land with some loss of grade 3b.

Site in mineral safeguarding area for brick and clay.

Archaeological finds have been recorded in close proximity, therefore the site may have archaeological potential.

Connectivity

No Public Right of Way in vicinity of the site.

No pavements or cycle routes on Scholla lane which site fronts onto.

Impact on character and form

The site is disconnected from the settlement and does not relate well to the built form.

Impact on historic assets

No issues.

Flooding

A marginal part of the south east corner of the site is susceptible to surface water flooding.

Strategic Flood Risk Assessment states site is entirely in Flood Zone 1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required.

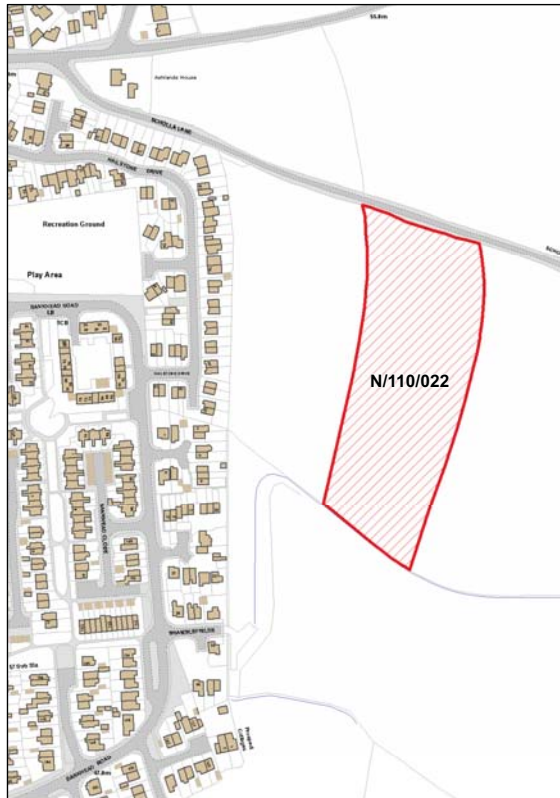
Highways

Access onto Bullamoor Road is possible.

Conclusion

The site is disconnected from the settlement and does not relate well to the built form.

Not a preferred site.



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N/110/022

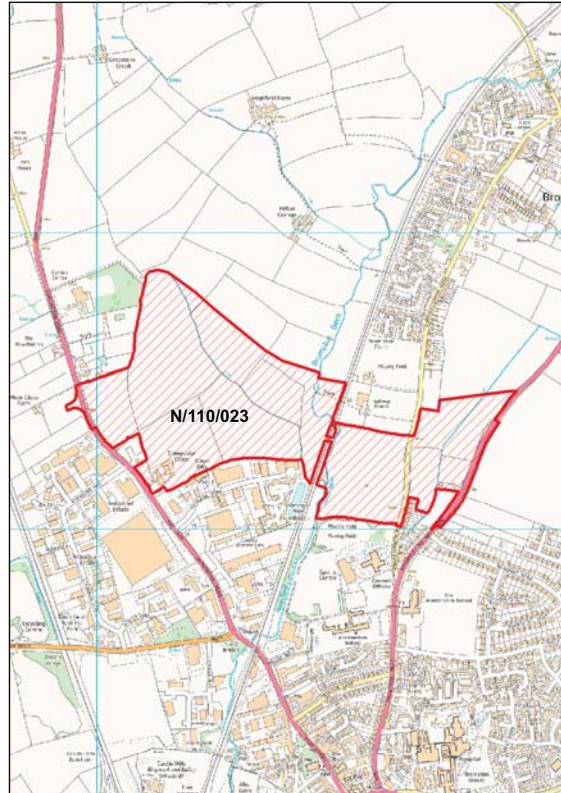
Question 22

Do you agree that site N/110/022 is not suitable for development and the reasons given? if not please explain why.

Site Reference	N/110/023
Parish	Northallerton
Address	Land to the East of Darlington Road, West of Stokesley Road, North of Thurston Road Industrial Estate
Current Use	Agricultural
Proposed Use	Housing
Area (ha)	52.80
Indicative Yield	Up to 1200

Conclusion

Planning Permission has been approved at this site as part of the North Northallerton Scheme, subject to S106 agreement (15/01083/HYB).



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N/110/023

Site Reference	N/110/024
Parish	Northallerton
Address	Northallerton Auctions Limited, Applegarth Mart, Applegarth, Northallerton
Current Use	Cattle Mart
Proposed Use	Housing
Area (ha)	0.80
Indicative Yield	30

Commentary

Environmental

Brownfield site

The site is within the historic core of Northallerton market town and is within close proximity of a number of archaeological events, which suggests archaeological potential.

Connectivity

Good connectivity to town centre.

Impact on character and form

This site adjoins the Applegarth Park and is particularly prominent within this space. The site is also prominent within the streetscape as the historic brick wall is a dominant feature.

Impact on historic assets

This site adjoins the boundary of the Northallerton Conservation Area.

This site lies opposite the Grade II listed Old Theatre and the Zion Sunday School. Any development must consider the setting of these two listed buildings.

The cattle market rotunda may meet the criteria for non designated heritage assets due to its age, rarity and townscape value. Any redevelopment may need to replicate this feature.

Flooding

South east corner of site is identified as being susceptible to surface water flooding.

Strategic Flood Risk Assessment states site is entirely in Flood Zone 1, with minimal or no risk from surface water flooding. The Strategic Flood Risk Assessment recommends that the development may be permitted on flood risk grounds. Further investigation may be required by the developer and the council should be consulted as to whether a Flood Risk Assessment may be required.

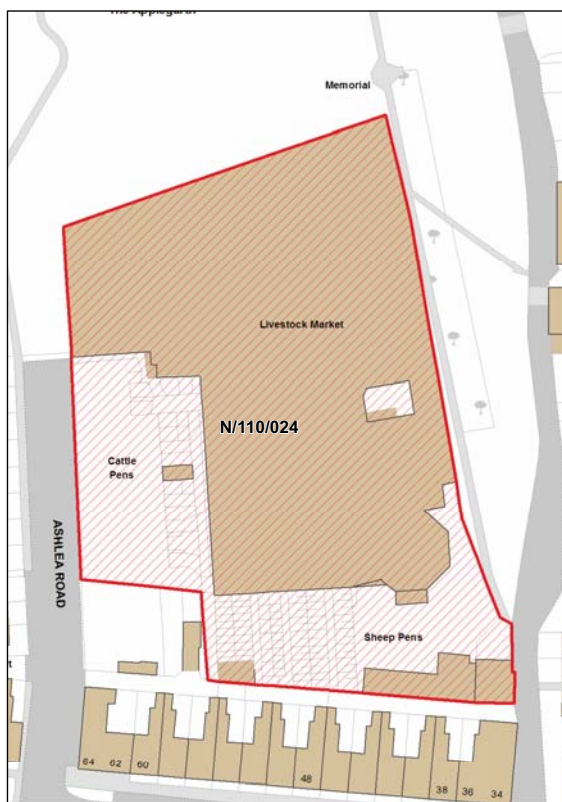
Highways

The site has access to highway.

Conclusion

Site Reference**N/110/024**

This site is already an existing LDF allocation (NM1) for office and housing development. The Employment land review supports the provision of new employment land in the north of the town. The site is preferred for housing at a density of 40 dph with dwelling capacity of around 30. **Preferred site.**

**N/110/024****Question 23**

Do you agree that that site N/110/024 is an appropriate development site? If not, please outline your reasons.

Do you believe there are more suitable alternative sites? If so please provide details.

Site Reference	N/110/025
Parish	Northallerton
Address	Auction Mart car park at Alverton Lane and Former Scout Hut, Malpas Road, Northallerton
Current Use	Car park
Proposed Use	Housing
Area (ha)	0.59
Indicative Yield	20

Commentary

Environmental

Brownfield site

The site is within the historic core of Northallerton market town and is within close proximity of a number of archaeological events, which suggests archaeological potential.

There are commercial uses to the east of the site. Servicing requirements have the potential to impact on new residents.

Connectivity

There is a footway to Alverton Lane.

Good connectivity to town centre.

Impact on character and form

The site will have limited impact on the character and form of the settlement.

Impact on historic assets

This site adjoins the boundary of the Northallerton Conservation Area.

This site is sandwiched between two rows of Victorian terraces. The terraces along Romanby Road are non designated heritage assets defined within the Conservation Area Assessment. Those along Ivy Cottages and Victoria Terrace are also likely to meet with the criteria but fall outside of the CA boundary. Any development here should follow the building pattern already established.

Flooding

The majority of the site is shown to be liable to surface water flooding.

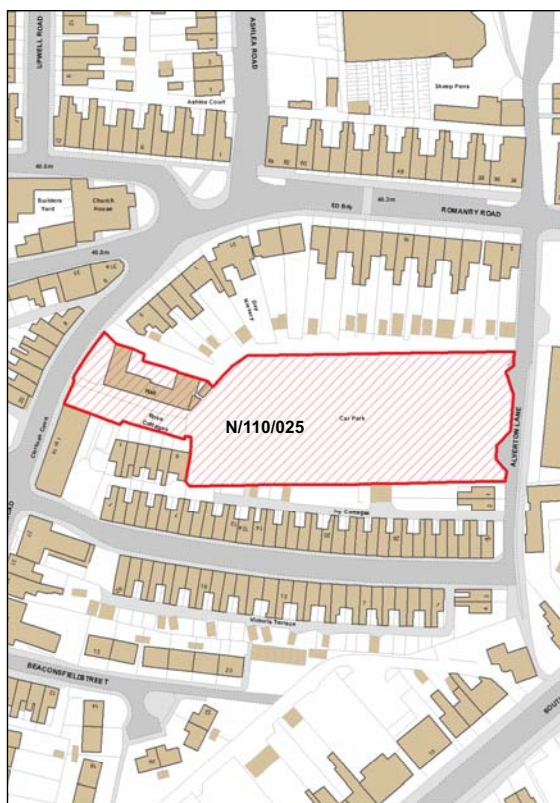
Strategic Flood Risk Assessment states the site is entirely in Flood Zone 1, but with significant risk from surface water flooding. Flood Risk Assessment would be required.

Highways

Access can be gained from Malpas Road.

Site Reference**N/110/025****Conclusion**

This site is already an existing Local Development Framework allocation (NM2) for office and housing development. The site is preferred for housing at a density of 40 dph with dwelling capacity of around 20, subject to resolving surface water flooding issues. **Preferred site.**



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N/110/025**Question 24**

Do you agree that that site N/110/025 is an appropriate development site? If not, please outline your reasons.

Do you believe there are more suitable alternative sites? If so please provide details.

Site Reference	N/110/026
Parish	Northallerton
Address	OS Field 8529, Darlington Road, Northallerton
Current Use	Agricultural
Proposed Use	Housing
Area (ha)	1.41
Indicative Yield	Up to 35

Commentary

Environmental

Loss of greenfield site

Loss of grade 3b agricultural land.

Site in mineral safeguarding area for brick and clay.

Connectivity

There is a Public Right of Way through the North of the site.

No footway adjoining the site at present.

Pedestrian links could come through from adjacent employment land which is allocated (if site is developed for employment use).

Impact on character and form

This site and the site to the north are part of an existing Local Development Framework allocation for employment use (NM5E). The Standard Way Business Park is immediately to the south of the site.

Housing development on this site would be a barrier to future expansion of existing businesses.

Amenity of residents in new housing would be impacted on by neighbouring employment uses.

Impact on historic assets

No issues.

Flooding

Small parts of the site are liable to surface water flooding.

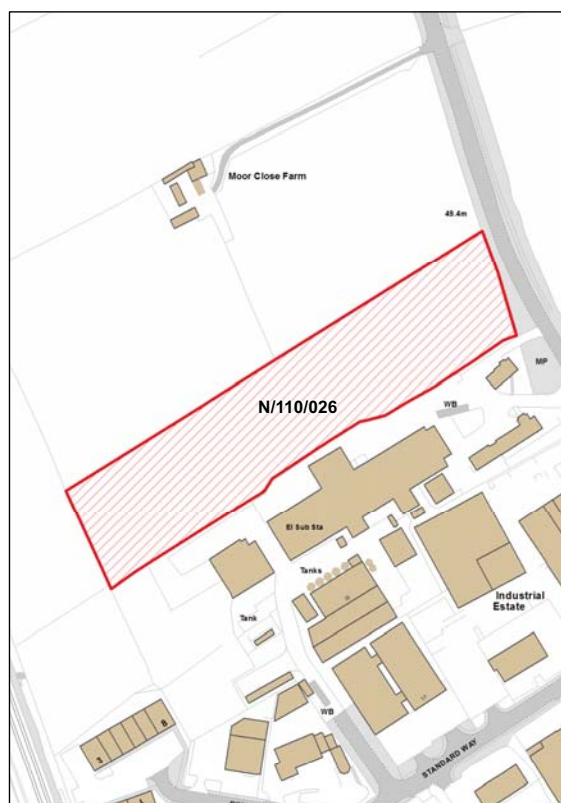
Strategic Flood Risk Assessment states site is entirely in Flood Zone 1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required.

Highways

In isolation, the site does not include a sufficient frontage to enable an access of acceptable standards to be formed onto the public highway. The site needs to be developed with the adjoining site (N/110/020).

Site Reference**N/110/026****Conclusion**

This site is part of an existing LDF allocation (NM5E) for employment use. The Employment Land Review (2016) concludes that employment is an appropriate use at this location. This site is not appropriate for housing development. This site is a preferred site for employment use. **Preferred site for employment use**



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N/110/026**Question 25**

Do you agree that that site N/110/026 is an appropriate development site? If not, please outline your reasons.

Do you believe there are more suitable alternative sites? If so please provide details.

Site Reference	N/123/001
Parish	Romanby
Address	Central Depot, Cricket Club, Ainderby Road, Northallerton
Current Use	Car park and open land
Proposed Use	Housing
Area (ha)	2.20
Indicative Yield	56

Commentary

Environmental

Former cricket ground.

Loss of green space.

Identified as green space designation in Green Infrastructure Study

Possible historic contamination.

Site within safeguarding area for brick and clay.

Proximity to rail crossing presents amenity issues for residents.

Connectivity

National cycle route network runs past site entrance.

Pavements on both sides of Ainderby road which site fronts onto.

Site entrance is in close proximity to level crossing.

Impact on character and form

The site is adjacent to the Romanby Conservation Area and is an important open space between Romanby and the railway.

Site is within 500m of Motte & Bailey Castle & Bishops Palace scheduled monument.

Impact on historic assets

The site is adjacent to Romanby Conservation Area. The loss of this open area and its subsequent development could harm elements which contribute to the significance of the CA.

The Historic Environment Record shows a monuments line through this site as well as a small number of archaeological events within close proximity of the site. This may suggest archaeological potential.

The North Yorkshire County Council Historic Landscape Character Assessment identifies this area as historic strip fields.

Flooding

A northern end of the site is in Flood Zone 2 and 3.

Site Reference**N/123/001**

A fairly significant proportion of site is susceptible to surface water flooding.

Strategic Flood Risk Assessment states that part of the site falls within Flood Zone 3b. The flood risk in parts of the development footprint currently within Flood Zone 2 could potentially increase to Flood Zone 3 magnitudes in future due to climate change. The Strategic Flood Risk Assessment recommends that there is a review of site layout and / or design and that this should be informed by a Level 2 Strategic Flood Risk Assessment or site specific Flood Risk Assessment.

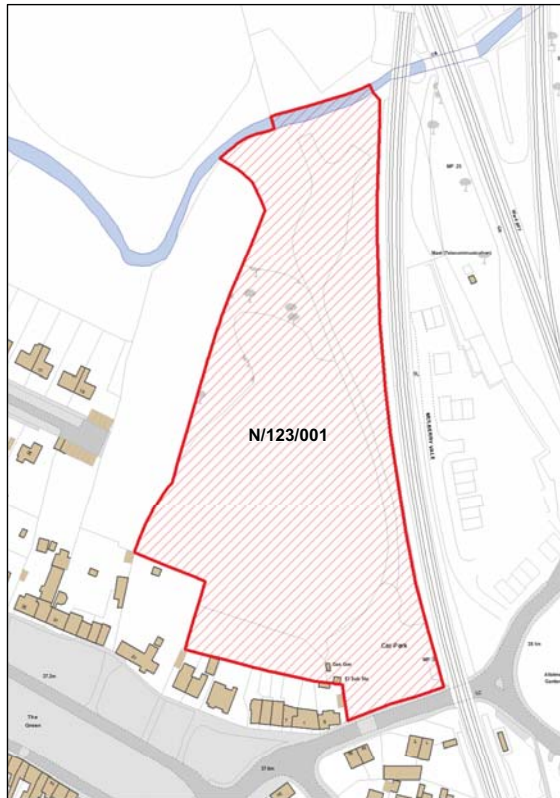
Highways

The site does not include a sufficient frontage to enable an access of acceptable standards to be formed onto the public highway. Access point too close to rail crossing to create a safe exit.

Conclusion

Housing development on this site is not appropriate due to proximity to the rail crossing and access issues. The site is also an important open green space between Romanby and Northallerton. The site is a preferred site for enabling future developments of the Wensleydale railway station, including car park and greenspace, subject to resolving flooding and access issues. This use would enable the retention of a green corridor through this key site.

Preferred site (Heritage - Wensleydale railway station)



N/123/001

Question 26

Do you agree that that site N/123/001 is an appropriate development site? If not, please outline your reasons.

Do you believe there are more suitable alternative sites? If so please provide details.

Site Reference	N/123/002
Parish	Romanby
Address	Land to East and North East of Neile Close, Romanby
Current Use	Field
Proposed Use	Housing
Area (ha)	0.56
Indicative Yield	Up to 14

Commentary

Environmental

Loss of greenfield site

Loss of grade 3a agricultural land.

Site in mineral safeguarding area for brick clay and sand & gravel.

Connectivity

The site is in close proximity to Sustrans National cycle Route.

The site is adjacent to existing pavements in Neile Close but currently no access to these.

Impact on character and form

The site is linear and does not fit well with character and form.

Impact on historic assets

This site adjoins the boundary of the Romanby Conservation Area.

Site is within 500m buffer of non-designated heritage asset Motte & Bailey Castle & Bishops Palace Scheduled Monument.

Flooding

Northern end of site in Flood Zone 2 and 3.

North west corner of site is susceptible to surface water flooding.

The Strategic Flood Risk Assessment concludes that the site is only suitable for water compatible uses.

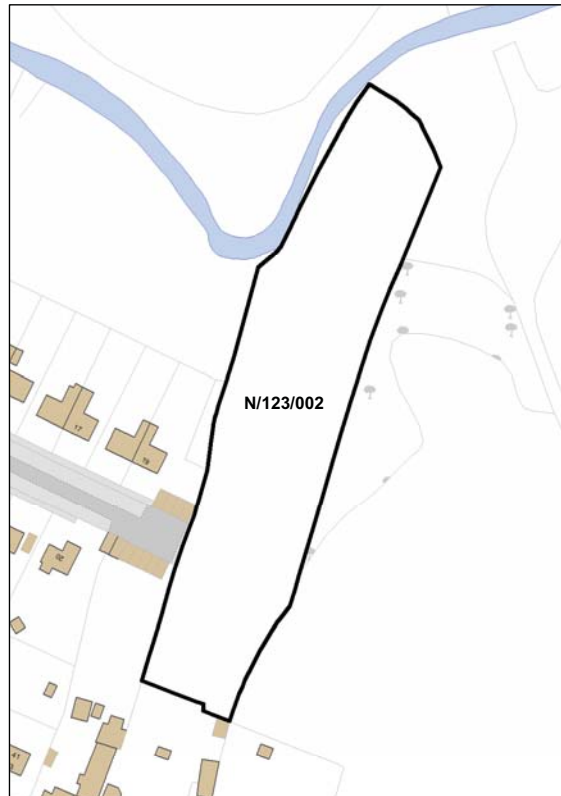
Highways

Highways to advise

Conclusion

Site Reference**N/123/002**

The site is linear and does not fit well with character and form. This open space is important to the character of the Romanby Conservation Area. The site has flooding issues. **Not a preferred site.**



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N/123/002**Question 27**

Do you agree that site N/123/002 is not suitable for development and the reasons given? if not please explain why.

Site Reference	N/123/003/G
Parish	Romanby
Address	Green spaces in Romanby
Current Use	Amenity greenspace
Proposed Use	Local Green Space Designation
Area (ha)	unconfirmed
Indicative Yield	N/A
Further details of sites proposed required.	
<u>Conclusion</u>	
Further information required, not currently supported.	

3.1 MAP TO INSERT

Question 28

Do you agree that N/123/003G is not appropriate for a Designated Green Space?

Site Reference	N/123/004
Parish	Romanby
Address	Part OS Field 2130, Boroughbridge Road, Northallerton
Current Use	Agricultural
Proposed Use	Housing
Area (ha)	0.85
Indicative Yield	25-30

Commentary

Environmental

Loss of greenfield site.

Loss of grade 2 agricultural land.

The Historic Environment Record shows an events line through this site. North Yorkshire County Council to advise of archaeological potential.

Connectivity

No Public Right of Way in vicinity.

There is a pavement on the opposite side of Boroughbridge road which the site fronts onto.

No cycle route evident.

Impact on character and form

Site appears detached from the settlement due to open green space (landscaping) to the north of the site.

Impact on historic assets

No issues.

Flooding

The vast majority of the site is susceptible to surface water flooding.

Strategic Flood Risk Assessment states that the site does not have a significant fluvial risk. However, due to scale of surface water flooding, mitigation may be unachievable. Strategic Flood Risk Assessment recommends withdrawal of site.

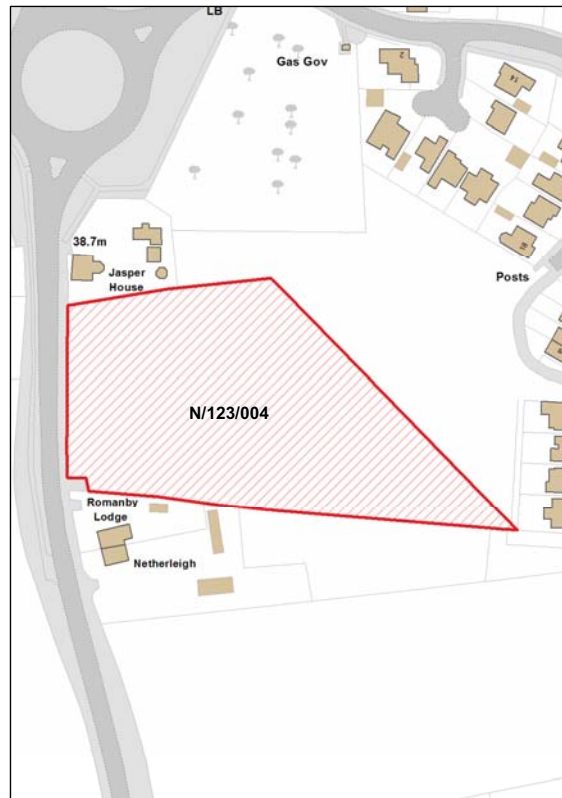
Highways

Access onto Boroughbridge Road.

Conclusion

The site is detached from the settlement due to open green space (landscaping) to the north of the site. The vast majority of the site is susceptible to surface water flooding.

Site Reference	N/123/004
Not a preferred site.	



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N/123/004

Question 29

Do you agree that site N/123/004 is not suitable for development and the reasons given? If not please explain why.

Site Reference	N/123/005
Parish	Romanby
Address	Land to Rear of 70 Boroughbridge Road, Northallerton
Current Use	Agricultural
Proposed Use	Housing
Area (ha)	7.42
Indicative Yield	Up to 185 (100 on preferred site)

Commentary

Environmental

Loss of greenfield site.

Loss of grade 3a, 3b and mostly grade 2 agricultural land.

The Historic Environment Record shows an events line through this site. North Yorkshire County Council to advise of archaeological potential.

Connectivity

No Public Right of Way in vicinity.

No pavements or cycle routes along eastern boundary of site which bounds Boroughbridge road.

Impact on character and form

Development on this site would be prominent in significant views towards the existing settlement when approaching the settlement on Boroughbridge road.

The site would represent a significant extension southwards of Northallerton, changing the character of this area of the town.

Impact on historic assets

No issues.

Flooding

A small section of the central area of the site is susceptible to surface water flooding.

Strategic Flood Risk Assessment states site is entirely in Flood Zone 1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required.

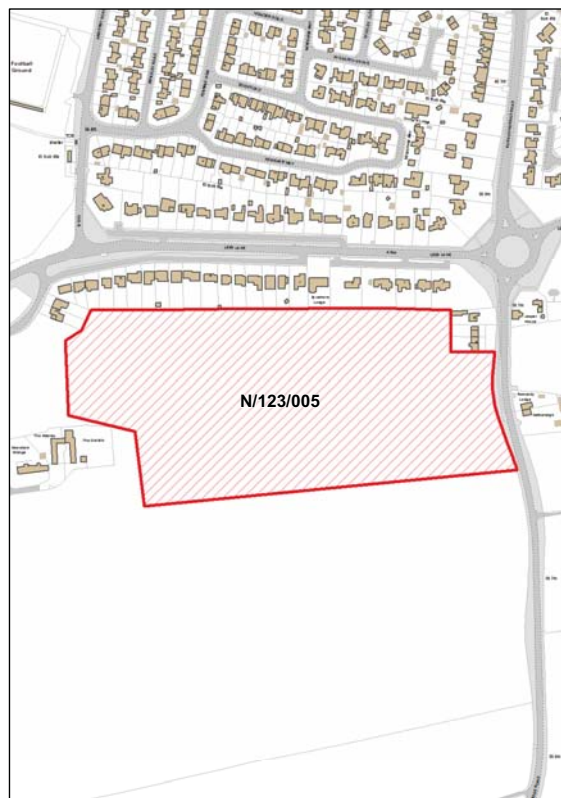
Highways

Access onto Boroughbridge Road.

Conclusion

Site Reference**N/123/005**

While the site is open and prominent and is a fairly extensive extension of this part of the settlement, the site is preferred for a low density development which retains significant open space in order to provide a suitable landscape buffer as the site is a key gateway into the town. **Part preferred site.**



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N/123/005**Question 30**

Do you agree that that site N/123/005 is an appropriate development site? If not, please outline your reasons.

Do you believe there are more suitable alternative sites? If so please provide details.

Site Reference	N/123/006
Parish	Romanby
Address	Land South of Broomfield House Farm, OS Field 7456, St Michael's Court, OS Field 9755, St Hilda's Road, OS Field 2256, St Anthony's Avenue and OS Field 3860, 4251
Current Use	Agricultural
Proposed Use	Mixed use
Area (ha)	21.99
Indicative Yield	Up to 300 (see N/123/007)

Commentary

Environmental

Loss of greenfield site.

Loss of mainly grade 3b with small loss of grade 2 agricultural land.

Site in mineral safeguarding area for brick clay and sand and gravel.

The Historic Environment Record shows an events line through this site. North Yorkshire County Council to advise of archaeological potential.

Possible historic contamination.

Site is adjacent to main railway line.

Connectivity

The site fronts on to Thirsk road which has pavements. No cycle route evident.

Public Right of Way cuts across the site.

Impact on character and form

Development on this site would be prominent in significant views towards the existing settlement when approaching the settlement on Thirsk road and via the railway.

The eastern end of the site is divided by Thirsk road and extends up Thirsk road and does not fit well with the existing form of the settlement.

The western end of the site wraps around the boundary of the existing settlement and has a more limited impact.

Impact on historic assets

Spital House is a Grade II Listed Building and is adjacent to site boundary.

Flooding

Significant parts of the site are within Flood Zone 2 and 3 and are susceptible to surface water flooding.

Site Reference**N/123/006**

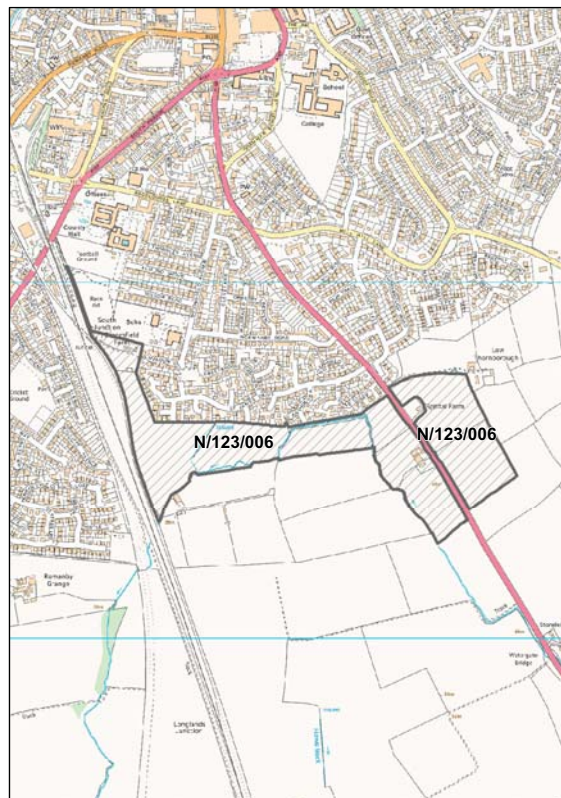
Strategic Flood Risk Assessment states that 10% or more of the site lies within Flood Zone 3a. The flood risk in parts of the development footprint currently within Flood Zone 2 could potentially increase to Flood Zone 3 magnitudes in future due to climate change. The Strategic Flood Risk Assessment recommends that the Exception Test would be required because the development lies wholly or partially within Flood Zone 3a.

Highways

Access to site can be gained from Thirsk Road.

Conclusion

Significant parts of the site are within Flood Zone 2 and 3 and are susceptible to surface water flooding. The Employment Land Review 2016 supports allocation of sites for employment in the north of Northallerton. Part of the site to the east of Thirsk Road is preferred for housing to come forward with adjacent site (N/123/007), subject to resolving flooding issues. This would reduce the potential yield of the site to around 50 dwellings. **Preferred site (PART of site for housing).**

**N/123/006**



Question 31

Do you agree that that site N/123/006 is an appropriate development site? If not, please outline your reasons.

Do you believe there are more suitable alternative sites? If so please provide details.

Site Reference	N/123/007
Parish	Romanby
Address	Low Thornborough Farm, Thirsk Road, Northallerton
Current Use	Agricultural
Proposed Use	Housing
Area (ha)	8.22
Indicative Yield	Up to 200 (100 on preferred site)

Commentary

Environmental

Loss of greenfield site.

Loss of grade 2 and grade 3b agricultural land.

Site in mineral safeguarding area for brick and clay

The Historic Environment Record shows an events line through this site. North Yorkshire County Council to advise of archaeological potential.

Possible historic contamination.

Connectivity

Public Right of Way to north and east of site.

No pavements or cycle route along roadside on Sandy Bank which northern end of site fronts onto. The western end of the site extends over to Thirsk road which does have pavement next to site.

Impact on character and form

Development on this site would be prominent in significant views towards the existing settlement when approaching the settlement on Thirsk road and Sandy Bank.

The site would represent a significant extension of Northallerton into the open countryside, changing the character of this area of the town.

Impact on historic assets

Spital House is a Grade II Listed Building which is in close proximity to site boundary.

Flooding

A fairly significant proportion of the western end of the site is in Flood Zone 2 and 3 and is susceptible to surface water flooding.

Strategic Flood Risk Assessment states that 10% or more of the site lies within Flood Zone 3a. The flood risk in parts of the development footprint currently within Flood Zone 2 could potentially increase to Flood Zone 3 magnitudes in future due to climate change. The Strategic Flood Risk Assessment recommends that the Exception Test would be required because the development lies wholly or partially within Flood Zone 3a.

Site Reference**N/123/007****Highways**

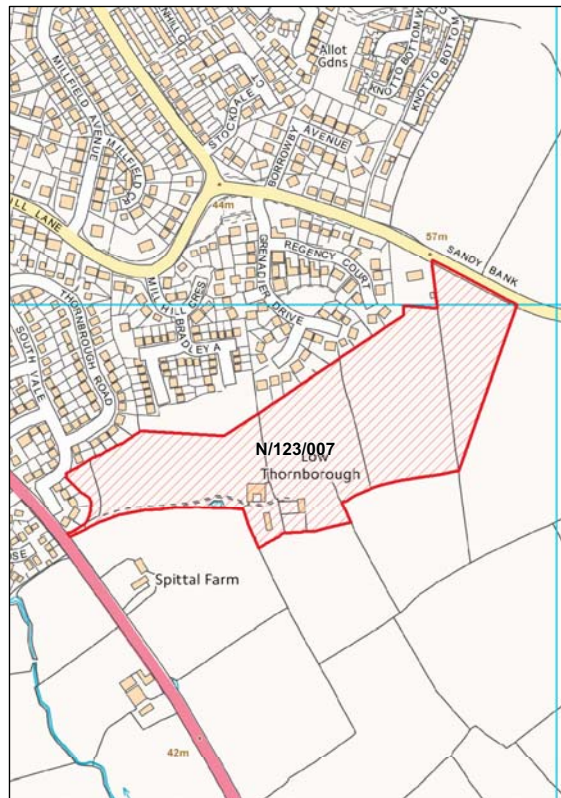
Access onto Sandy Bank can be gained.

Works will be required to improve the existing major road and extend existing footway/street lighting to serve the site.

Conclusion

While the western end of the site is in the floodzone, there is potential to develop the remaining part of site. A smaller scale development should reduce impact on views and character of the settlement, which would be seen within the context of the existing development. This would reduce the potential yield of the site to around 100 dwellings.

Preferred site (PART).

**N/123/007**

Question 32

Do you agree that that site N/123/007 is an appropriate development site? If not, please outline your reasons.

Do you believe there are more suitable alternative sites? If so please provide details.

Site Reference	N/123/008
Parish	Romanby
Address	Land to Rear of 56 Ainderby Road, Northallerton
Current Use	Agricultural
Proposed Use	Housing
Area (ha)	1.84
Indicative Yield	46

Commentary

Environmental

Loss of greenfield site.
 Loss of grade 2 and some grade 3a agricultural land
 Site in mineral safeguarding area for brick and clay
 TPO on boundary of site.

Connectivity

Public Right of Way runs along southern boundary.
 There are pavements on Ainderby Road.
 Close proximity to Romanby village centre and good pedestrian connectivity to Northallerton town centre.

Impact on character and form

The site is screened from views from Ainderby road by existing residential development, hedgerows and trees.
 Site relates well to existing built form.

Impact on historic assets

No issues.

Flooding

The northern end of the site is susceptible to surface water flooding.
 Strategic Flood Risk Assessment states site is entirely in Flood Zone 1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required.

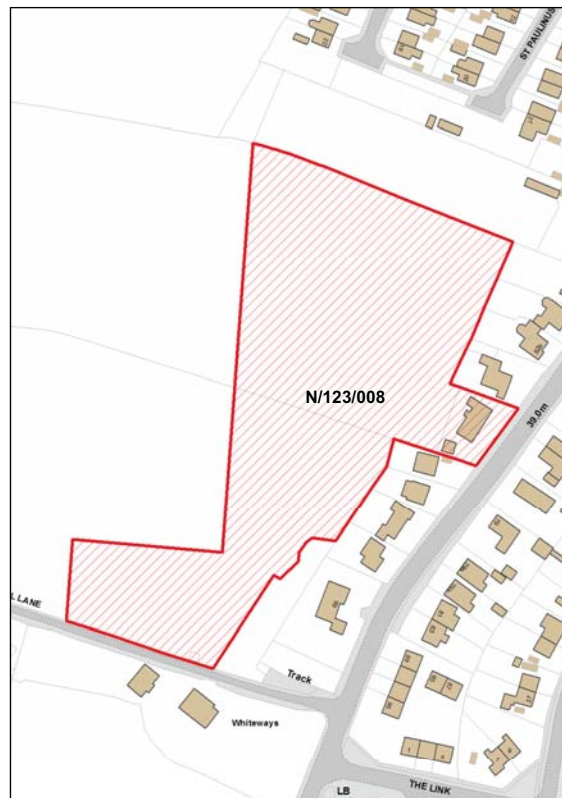
Highways

Access to the site can be via Ainderby Road.

Conclusion

Site Reference**N/123/008**

The site relates fairly well to the existing built form and has good pedestrian connectivity to Romanby and Northallerton centres. **Preferred site.**



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N/123/008**Question 33**

Do you agree that that site N/123/008 is an appropriate development site? If not, please outline your reasons.

Do you believe there are more suitable alternative sites? If so please provide details.

Site Reference	N/123/009
Parish	Romanby
Address	OS Fields 0069, 0077, 0093 and 8477, Yafforth Road and Central Depot, Cricket Club, Ainderby Road, Northallerton
Current Use	Agricultural land and small car park
Proposed Use	Housing
Area (ha)	10.02
Indicative Yield	Up to 215

Commentary

Environmental

Loss of greenfield site (some brownfield in form of existing residential dwellings).

Loss of mainly grade 2 agricultural land.

Site in mineral safeguarding area for brick clay and sand and gravel.

Possible historic contamination

A small number of archaeological events have been found within or within close proximity of the site which may suggest archaeological potential.

The Green Infrastructure Study identifies this site as a greenspace designation

Connectivity

National cycle network route runs along Yafforth road.

There are no pavements on Yafforth road adjacent to site.

The site is currently disconnected in terms of pedestrian access to Romanby village centre.

No established access to highway identified.

Impact on character and form

Built development on this site would be prominent when approaching the village of Romanby and its Conservation Area via Yafforth road.

Development would be prominent in significant views towards Romanby and Northallerton from the Wensleydale railway.

This site is currently open countryside and part of the character of the entrance into Romanby village and the Conservation Area from Yafforth road. Development could have a negative impact on character of the Conservation Area.

This land has historic landscape value and is identified as valuable green space.

Impact on historic assets

Site is within 500m buffer of non-designated heritage asset Motte & Bailey Castle & Bishops Palace Scheduled Monument.

Site Reference**N/123/009**

Loss of this open space could have a negative impact on character of the Romanby Conservation Area.

The North Yorkshire County Council Historic Landscape Character Assessment identifies this area as historic strip fields.

Flooding

Southern edge of site is within Flood Zone 2 and 3 and is susceptible to surface water flooding.

Strategic Flood Risk Assessment states that part of the site falls within Flood Zone 3b. The flood risk in parts of the development footprint currently within Flood Zone 2 could potentially increase to Flood Zone 3 magnitudes in future due to climate change. The Strategic Flood Risk Assessment recommends that there is a review of site layout and / or design and that this should be informed by a Level 2 Strategic Flood Risk Assessment or site specific Flood Risk Assessment.

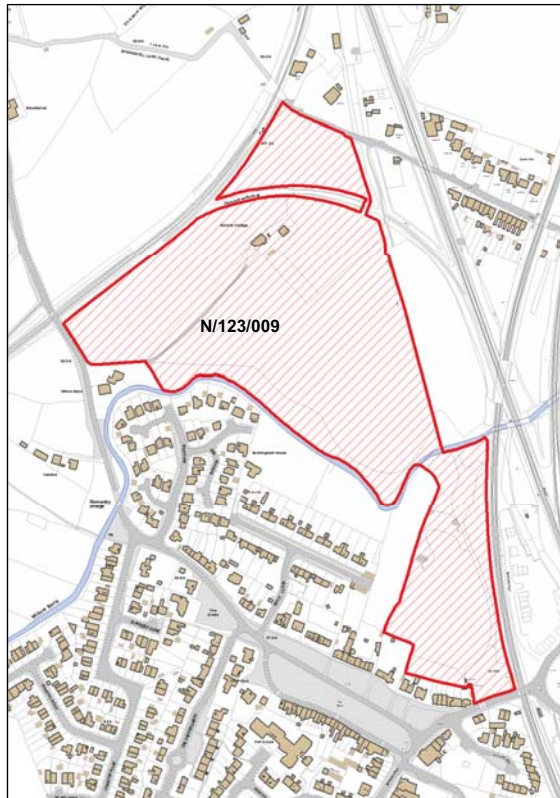
Highways

The site has no direct connection/frontage to a highway maintainable at the public expense.

Conclusion

The site is not a preferred site for housing due to impact on views into Romanby and the Conservation Area and impact on character and form of the settlement. The site has accessibility issues. The part of the site which encompasses the car park and former cricket club ground (also N/123/001) is preferred for enabling future developments of the Wensleydale railway station, including car park and greenspace. Use by the railway will enable the retention of greenspace and improved green corridor.

Preferred site (PART of site - Wensleydale railway station)



N/123/009

Question 34

Do you agree that that site N/123/009 is an appropriate development site? If not, please outline your reasons.

Do you believe there are more suitable alternative sites? If so please provide details.

Site Reference	N/123/010
Parish	Romanby
Address	Land South of Northallerton Football Grounds, Ainderby Road, Northallerton
Current Use	Agricultural
Proposed Use	Housing
Area (ha)	4.28
Indicative Yield	60

Commentary

Environmental

Loss of greenfield site.

Loss of grade 2 agricultural land

Site in mineral safeguarding area for brick and clay.

Connectivity

There is a pavement on opposite side of road to site.

There is a Public Right of Way that runs along the northern boundary and part of the western boundary.

No cycle route evident.

Impact on character and form

Development on this site would be prominent in views towards the existing settlement when approaching the settlement on Ainderby road from Bedale.

The site does not relate well to the form and character of the settlement.

Impact on historic assets

No issues.

Flooding

The north west section of the site is in Flood Zone 3.

A fairly substantial part of the site is in Flood Zone 2 and is susceptible to surface water flooding.

Strategic Flood Risk Assessment states that a large portion of this area is within the Functional Floodplain. Further, the flood risk in parts of this area which are currently within Flood Zone 2 may increase to Flood Zone 3 magnitudes in future due to climate change. Strategic Flood Risk Assessment recommends withdrawal of site.

Highways

Access can be gained from Ainderby Road.

Site Reference**N/123/010**

Any development of site may require the existing 'T' junction to be replaced with a roundabout.

Conclusion

The site does not relate well to the form and character of the settlement. The site is prominent in views towards the existing settlement when approaching the settlement on Ainderby road from Bedale. The site has flooding issues. **Not a preferred site.**

**N/123/010****Question 35**

Do you agree that site N/123/010 is not suitable for development and the reasons given? if not please explain why.

Site Reference	N/123/011
Parish	Romanby
Address	OS Field 4217 and Romanby Grange, Boroughbridge Road, Northallerton
Current Use	Agricultural
Proposed Use	Housing
Area (ha)	8.64
Indicative Yield	190

Commentary

Environmental

Loss of greenfield site

Loss of grade 2 with some loss of grade 3b agricultural land

The Historic Environment Record shows an events line through this site. North Yorkshire County Council to advise of archaeological potential.

Part of site is adjacent to main railway line.

Connectivity

No Public Right of Way in vicinity.

There are no pavements or cycle routes along Boroughbridge road which bounds the western edge of the site.

Impact on character and form

Development on this site would be prominent in views towards the existing settlement when approaching the settlement on Boroughbridge Road.

Site would represent a significant extension southwards of Northallerton into open countryside, changing the character of this area of the town.

Impact on historic assets

No issues.

Flooding

A small section of the eastern end of the site is in Flood Zone 2 and 3.

There are small sections spread across the site which are susceptible to surface water flooding.

Strategic Flood Risk Assessment states that part of the site falls within Flood Zone 3a. The flood risk in parts of the development footprint currently within Flood Zone 2 could potentially increase to Flood Zone 3 magnitudes in future due to climate change. The Strategic Flood Risk Assessment recommends that there is a review of site layout and / or design and that this should be informed by a Level 2 Strategic Flood Risk Assessment or site specific Flood Risk Assessment.

Site Reference

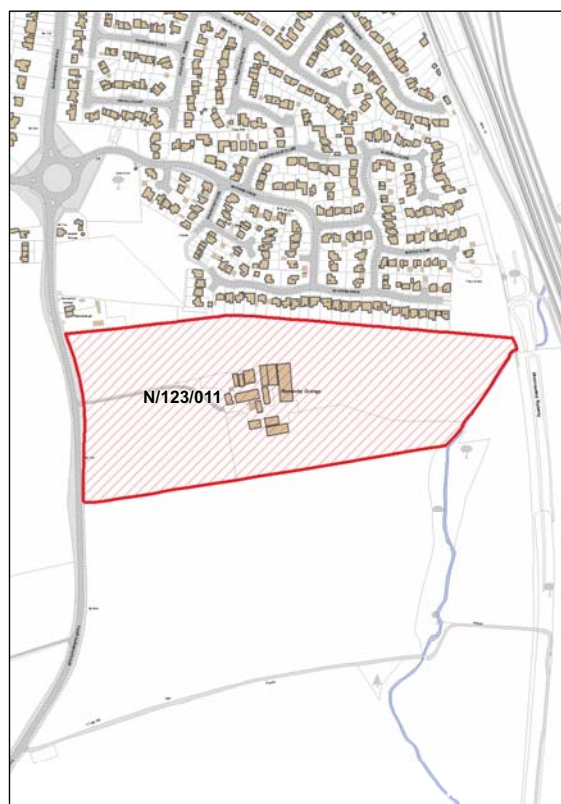
N/123/011

Highways

Access to Boroughbridge Road.

Conclusion

The site would represent a significant extension southwards of Northallerton into open countryside, changing the character of this area of the town. **Not a preferred site.**

**N/123/011****Question 36**

Do you agree that site N/123/011 is not suitable for development and the reasons given? if not please explain why.

Site Reference	N/123/012
Parish	Romanby
Address	Northallerton Town Football Club Grounds, Ainderby Road, Northallerton
Current Use	Sports Stadium and pitches
Proposed Use	Multiple (housing plus leisure uses; gym, spa and functions rooms)
Area (ha)	2.82
Indicative Yield	80

Commentary

Environmental

Brownfield site

Site in mineral safeguarding area for brick and clay.

Connectivity

There is a pavement on the opposite side of Ainderby road. No cycle route evident.

A Public Right of Way runs along the southern boundary.

Impact on character and form

The site is fairly well screened by hedgerows and trees on the approach towards the settlement on Ainderby road.

Built development is already part of the character of this location but more dense development may impact on views, character and form.

Impact on historic assets

No issues.

Flooding

A small margin of the site on the western boundary is within Flood Zone 2.

A fairly substantial proportion of the site is susceptible to surface water flooding.

Strategic Flood Risk Assessment states that part of the site falls within Flood Zone 3a. The flood risk in parts of the development footprint currently within Flood Zone 2 could potentially increase to Flood Zone 3 magnitudes in future due to climate change. The Strategic Flood Risk Assessment recommends that there is a review of site layout and / or design and that this should be informed by a Level 2 Strategic Flood Risk Assessment or site specific Flood Risk Assessment.

Highways

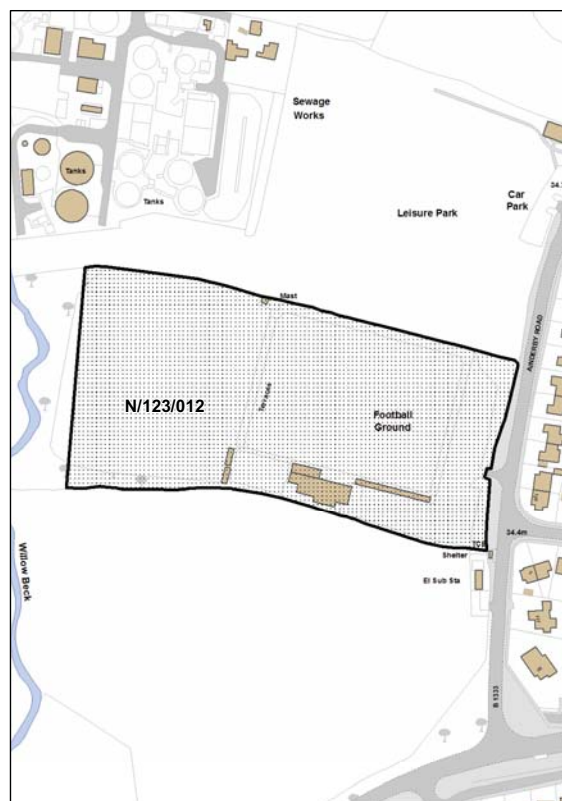
Access can be achieved onto Ainderby Road. Cumulative impact onto Lees Lane and Northallerton road needs to be considered.

Site Reference

N/123/012

Conclusion

The site is not appropriate for housing. **Preferred site (safeguard Football Club grounds and enable complementary leisure uses).**



N/123/012

Question 37

Do you agree that that site N/123/012 is an appropriate development site? If not, please outline your reasons.

Do you believe there are more suitable alternative sites? If so please provide details.

Site Reference	N/123/013
Parish	Romanby
Address	Land East of Howden Gate and Land to the South of Newsham Grange, Ainderby Road, Northallerton
Current Use	Agricultural
Proposed Use	Housing
Area (ha)	15.66
Indicative Yield	385

Commentary

Environmental

Loss of greenfield site

Loss of grade 2 agricultural land

A small number of archaeological events have been found within or within close proximity of the site which may suggest archaeological potential.

Connectivity

Public Right of Way is in vicinity of western end of site.

There are no pavements along Boroughbridge road which bounds the eastern edge of the site.

There are pavements along Ainderby road which the western end of the site fronts onto. No cycle route evident.

Impact on character and form

Development on this site would be prominent in views towards the existing settlement when approaching the settlement on Boroughbridge road. The development would be fairly prominent in blocking views to the countryside from Ainderby road.

The site does not fit well with the existing form of the settlement and development of the site would change the character of this part of Northallerton.

Impact on historic assets

The north west corner of the site falls within the consultation zone for heritage assets.

Howden Bridge is a Grade II Listed Building and Scheduled Monument and within 500m of site.

Flooding

Small sections of the site to the edge of the site are susceptible to surface water flooding.

Strategic Flood Risk Assessment states site is entirely in Flood Zone 1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required.

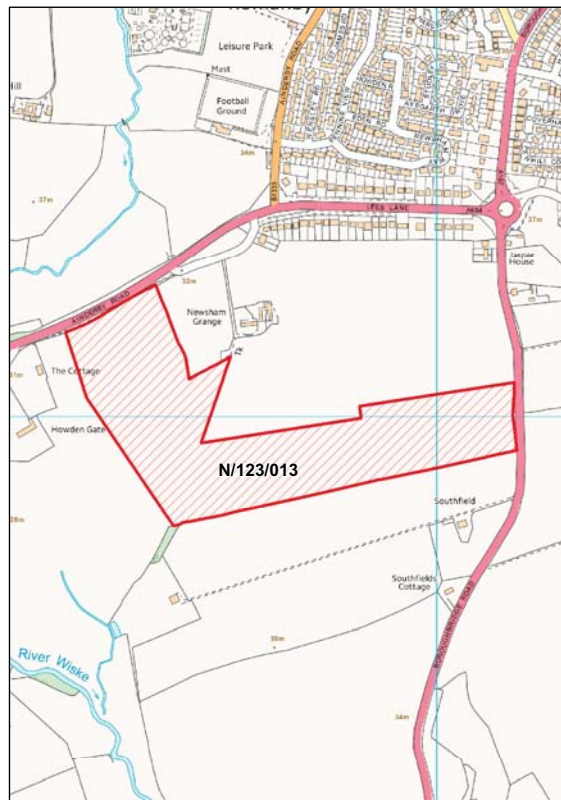
Site Reference**N/123/013****Highways**

Access to the site can be gained from Boroughbridge Road.

Works will be required to improve the existing major road and extend existing footway/street lighting to serve the site.

Conclusion

The site does not fit well with the existing form of the settlement and development of the site would change the character of this part of Northallerton. **Not a preferred site.**



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N/123/013**Question 38**

Do you agree that site N/123/013 is not suitable for development and the reasons given? if not please explain why.

Site Reference	N/123/014
Parish	Romanby
Address	OS Fields 3661, 5969 and 6875, Yafforth Road, Romanby.
Current Use	Agricultural
Proposed Use	Housing
Area (ha)	1.5
Indicative Yield	Up to 37

Commentary

Environmental

Loss of greenfield site.

Loss of grade 3b agricultural land

Site in mineral safeguarding area for brick and clay.

Wensleydale railway line runs along the eastern boundary.

Connectivity

National cycle network runs along Yafforth road which a small section of the site fronts onto.

Public Right of Way runs through site.

No pavements on Yafforth road at this point.

The site has poor connectivity to the settlement.

Impact on character and form

Built development on this site would be prominent when approaching the village of Romanby and its Conservation Area via Yafforth road.

The site is disconnected from the built form of the settlement.

Impact on historic assets

No issues.

Flooding

Majority of site is susceptible to surface water flooding.

Strategic Flood Risk Assessment states site is entirely in Flood Zone 1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required.

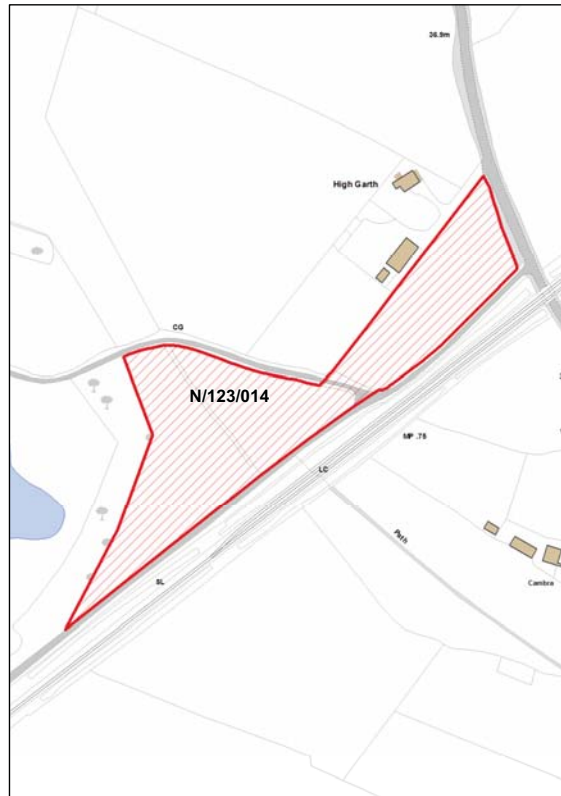
Highways

The site does not include a sufficient frontage to enable an access of acceptable standards to be formed onto the public highway. Too close to railway bridge.

Conclusion

Site Reference**N/123/014**

The site has a poor relationship with the form and character of the settlement. The site has no suitable access. **Not preferred site.**



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N/123/014**Question 39**

Do you agree that site N/123/014 is not suitable for development and the reasons given? if not please explain why.

Site Reference	N/123/015
Parish	Romanby
Address	OS Fields 0231, 2145, 2832, 7827, 7837, 8729 and 9342, Thirsk Road, Northallerton
Current Use	Agricultural
Proposed Use	Housing
Area (ha)	18.11
Indicative Yield	Up to 450 (25 pdh)

Commentary

Environmental

Loss of greenfield site.

Loss of grade 2 and grade 3a agricultural land

The Historic Environment Record shows an events line through this site. North Yorkshire County Council to advise of archaeological potential.

Western edge of site is adjacent to main railway line.

Connectivity

Public Right of Way runs through site.

Site is set back from the highway (Thirsk road).

There is a pavement on the opposite side of Thirsk road. No cycle route evident.

Site is disconnected from highway and pedestrian access.

Impact on character and form

Site would be prominent in significant views of the town when approaching the settlement on Thirsk road and from the main railway line.

Development would have negative impact on character and form of the settlement.

Impact on historic assets

No issues.

Flooding

Western end of site is in flood zone 2 and 3 and is susceptible to surface water flooding.

Strategic Flood Risk Assessment states that 10% or more of the site lies within Flood Zone 3a. The flood risk in parts of the development footprint currently within Flood Zone 2 could potentially increase to Flood Zone 3 magnitudes in future due to climate change. The Strategic Flood Risk Assessment recommends that the Exception Test would be required because the development lies wholly or partially within Flood Zone 3a.

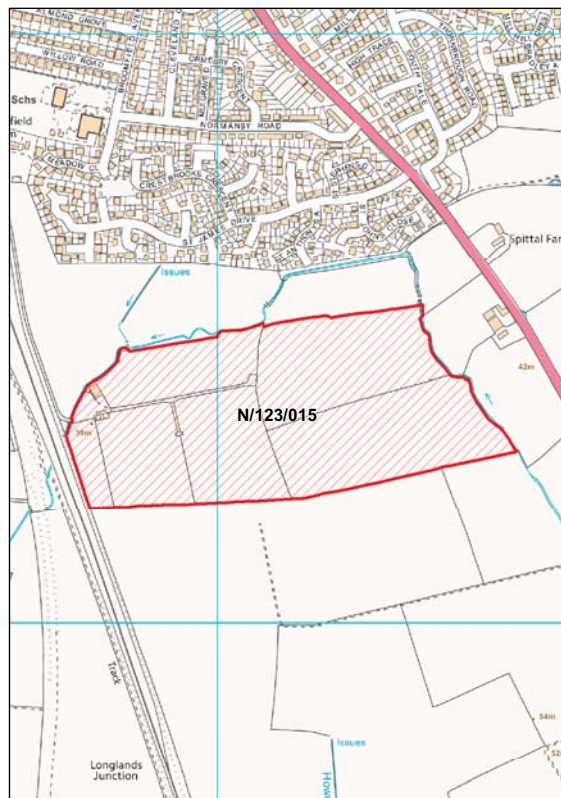
Highways

Site Reference**N/123/015**

The site has no direct connection/frontage to a highway maintainable at the public expense.

Conclusion

Site has poor relationship with form and character of settlement. Site does not identify access to highway. The site has flooding issues. **Not a preferred site.**

**N/123/015****Question 40**

Do you agree that site N/123/015 is not suitable for development and the reasons given? If not please explain why.

Site Reference	N/123/016
Parish	Romanby
Address	Land East of Howden Gate, Land South of Newsham Grange, Ainderby Road, Northallerton
Current Use	Agriculture
Proposed Use	Housing
Area (ha)	11.56
Indicative Yield	Up to 290

Commentary

Environmental

Loss of greenfield site

Loss of grade 2 agricultural land

The Historic Environment Record shows an events line through this site. North Yorkshire County Council to advise of archaeological potential.

Possible historic contamination

Connectivity

Western end of site fronts on to lay-by as part of Ainderby Road. There are pavements on Ainderby Road which start from the north west corner of the site towards Bedale. No cycle route evident.

There are pavements on Lees Lane on the opposite side of the road which start at the junction between Ainderby Road and Lees Lane.

Eastern end of site fronts onto Boroughbridge Road. There are no pavements or cycle route at this point.

Impact on character and form

Development on this site would be prominent in significant views towards the existing settlement when approaching the settlement on Boroughbridge Road.

The proposed scale of development in this location would represent a significant extension southwards of Northallerton, changing the character of this area of the town.

Impact on historic assets

Howden Bridge is a Grade II Listed Building and Scheduled Monument and within 500m of site.

Flooding

Western end of site is susceptible to surface water flooding plus a small section in centre of site.

Site Reference**N/123/016**

Strategic Flood Risk Assessment states site is entirely in Flood Zone 1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required.

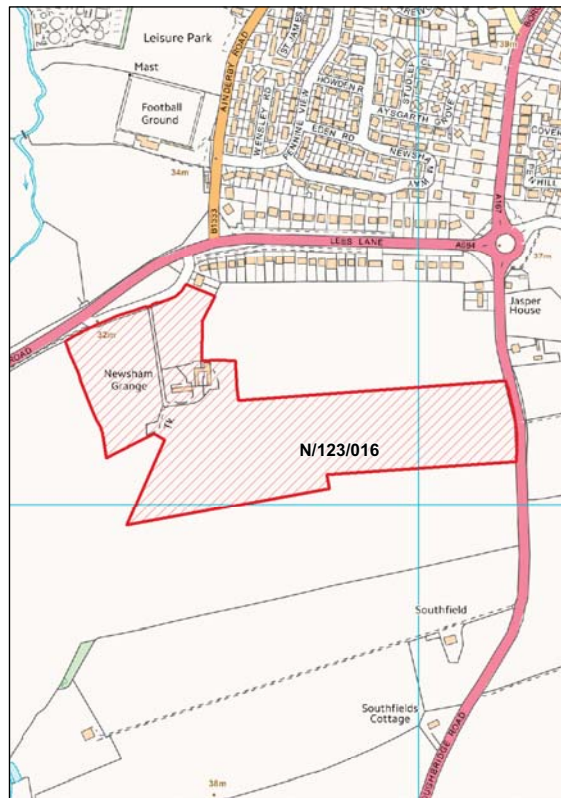
Highways

Access to land from Boroughbridge Road or A684.

Conclusion

Development of the site would have negative impact on form and character of the settlement.

Not a preferred site.

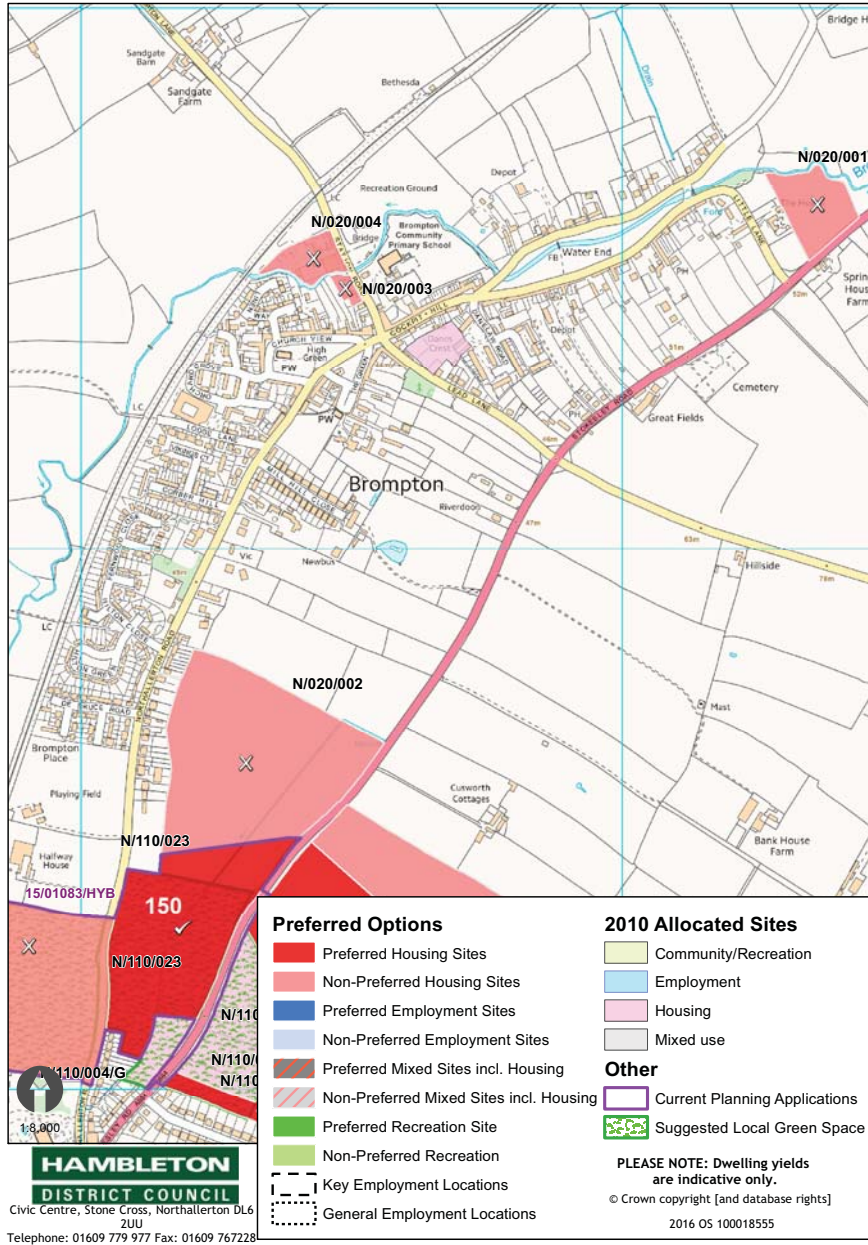


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N/123/016**Question 41**

Do you agree that site N/123/016 is not suitable for development and the reasons given? if not please explain why.

BROMPTON



Brompton

Site Reference	N/020/001
Parish	Brompton
Address	Land West of the Glen, Stokesley Road, Brompton
Current Use	Grazing
Proposed Use	Housing
Area (ha)	1.67
Indicative Yield	30 - 40

Commentary

Environmental

Loss of greenfield site

Loss of grade 3b agricultural land

Connectivity

Public Right of Way runs through centre of site.

Pedestrian access to Brompton village centre.

Impact on character and form

New housing on this site would be prominent and would affect views into the settlement.

Site is not within existing built form of the village and is disconnected from the main settlement.

Impact on historic assets

This site lies close to the edge of the Brompton Conservation Area.

Flooding

The northern end of the site falls within Flood Zone 2 and 3 and is susceptible to surface water flooding. Flood Zone 2 extends further into the centre of the site on the eastern side.

The Strategic Flood Risk Assessment states part of the site falls within Flood Zone 3b. The flood risk in parts of the development footprint currently within Flood Zone 2 could potentially increase to Flood Zone 3 magnitudes in future due to climate change. The Strategic Flood Risk Assessment recommends that there is a review of site layout and / or design and that this should be informed by a Level 2 Strategic Flood Risk Assessment or site specific Flood Risk Assessment.

Highways

The site has direct access onto the A684.

Conclusion

Site Reference**N/020/001**

The site does not relate well to the built form. It is disconnected from the main settlement. Development would impact on views into the settlement and would be considered harmful to the character and setting of the Conservation Area. The northern end of the site is affected by surface water flooding and falls within Flood Zone 2 and 3. Development may increase risk of flooding. **Not a preferred site.**



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N/020/001**Question 42**

Do you agree that site N/020/001 is not suitable for development and the reasons given? If not please explain why.

Site Reference	N/020/002
Parish	Brompton
Address	Land to rear of 47 to 89a Northallerton Road, Brompton
Current Use	Agriculture
Proposed Use	Housing
Area (ha)	10.53
Indicative Yield	175 plus

Commentary

Environmental

Loss of greenfield site

Loss of grade 2 agricultural land

Connectivity

Good pedestrian access to Brompton village centre and Northallerton town centre.

Impact on character and form

The site is prominent in significant views to the settlement of Brompton from Stokesley road.

This location is part of an important green gap between Brompton and Northallerton.

Development of site could present coalescence issues.

Impact on historic assets

The northern edge of this site lies 100 metres from a terrace of Grade II Listed Buildings at Little Close.

Flooding

The site is susceptible to surface water flooding in the central and eastern parts.

Strategic Flood Risk Assessment states that site is entirely in Flood Zone 1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required.

Highways

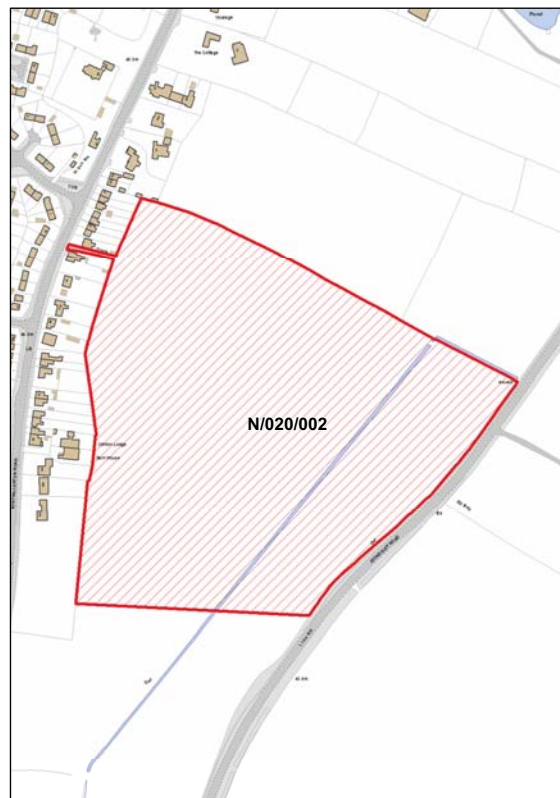
Access for the site can be gained from Stokesley Road.

Site may be affected by future construction of strategic link road from Darlington Road to the west and Stokesley Road to the east as part of the North Northallerton planning permission.

Conclusion

Site Reference**N/020/002**

The site is prominent in significant views to the settlement of Brompton from Stokesley road and is part of an important green gap between Brompton and Northallerton. Development of site could lead to coalescence and would result in loss of high quality agricultural land. The site is susceptible to surface water flooding in the central and eastern parts. **Not a preferred site.**



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N/020/002**Question 43**

Do you agree that site N/020/002 is not suitable for development and the reasons given? If not please explain why.

Site Reference	N/020/003
Parish	Brompton
Address	Woodlands, Station Road, Brompton
Current Use	B1 business use, B8 storage & C3 residential
Proposed Use	Residential and gypsy pitches
Area (ha)	0.19
Indicative Yield	10

Commentary

Environmental

Brownfield site - existing B1 and B8 uses.

Connectivity

Adjacent to Station road with good connectivity to services in Brompton village.

Impact on character and form

Prominent site on Station road on approach to the centre of the village. Adjacent to the boundary of Brompton Conservation Area and would impact on views to the Conservation Area.

Impact on historic assets

Adjacent to the boundary of Brompton Conservation Area.

Flooding

The site is entirely within Flood Zone 2 and 3 and susceptible to surface water flooding.

The Strategic Flood Risk Assessment states that a large portion of this area is within the Functional Floodplain. Further, the flood risk in parts of this area which are currently within Flood Zone 2 may increase to Flood Zone 3 magnitudes in future due to climate change. The Strategic Flood Risk Assessment recommends withdrawal of the site.

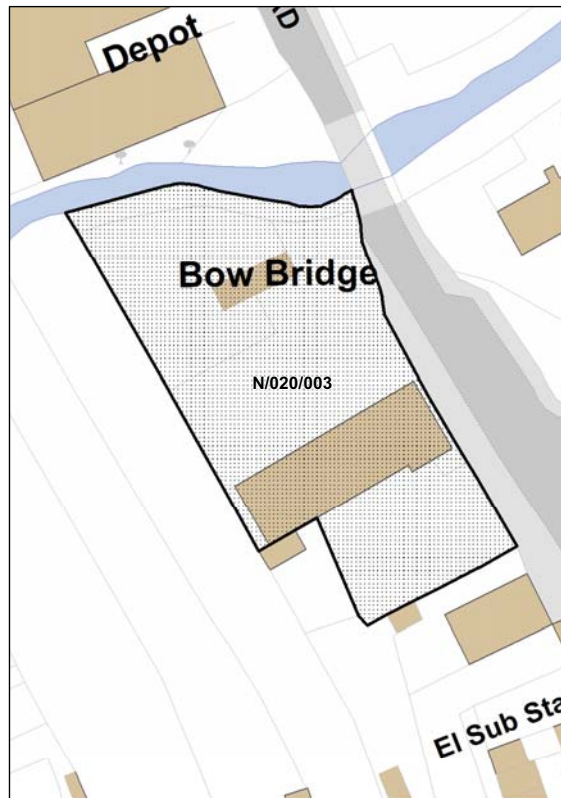
Highways

There is an access onto Station Road. Access can be achieved. Consideration will need to be given to the school site and the impact on the cross roads at Cockpit Hill and Station Road. Station road reduces to single lane on the bridge over Brompton Beck.

Conclusion

The site is a not preferred site. The entire site is susceptible to surface water flooding and is in floodzone 2 and 3. The site is also prominent on approach into the settlement and Conservation Area and would impact on form and character of the settlement.

Not a preferred site.



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N/020/003

Question 44

Do you agree that site N/020/003 is not suitable for development and the reasons given? If not please explain why.

Site Reference	N/020/004
Parish	Brompton
Address	Station Road Industrial Estate, Station Road, Brompton
Current Use	Commercial
Proposed Use	Housing
Area (ha)	0.87 ha
Indicative Yield	24

Commentary

Environmental

Brownfield site - there are commercial buildings on the site at present.

Possible historic contamination on site.

Connectivity

Adjacent to Station road with good connectivity to services in Brompton village.

Impact on character and form

Prominent site on Station road on approach to the centre of the village. It is in close proximity to the Brompton Conservation Area and would impact on views to the Conservation Area.

Site in close proximity to railway line - potential noise pollution from passing trains.

Impact on historic assets

Close proximity to Brompton Conservation Area.

Within the consultation zone of a Grade I listed church.

Flooding

The site is entirely within Flood Zone 2 and 3 and susceptible to surface water flooding.

The Strategic Flood Risk Assessment states that a large portion of this area is within the Functional Floodplain. Further, the flood risk in parts of this area which are currently within Flood Zone 2 may increase to Flood Zone 3 magnitudes in future due to climate change. The Strategic Flood Risk Assessment recommends withdrawal of the site.

Highways

The site is in close proximity to the level crossing.

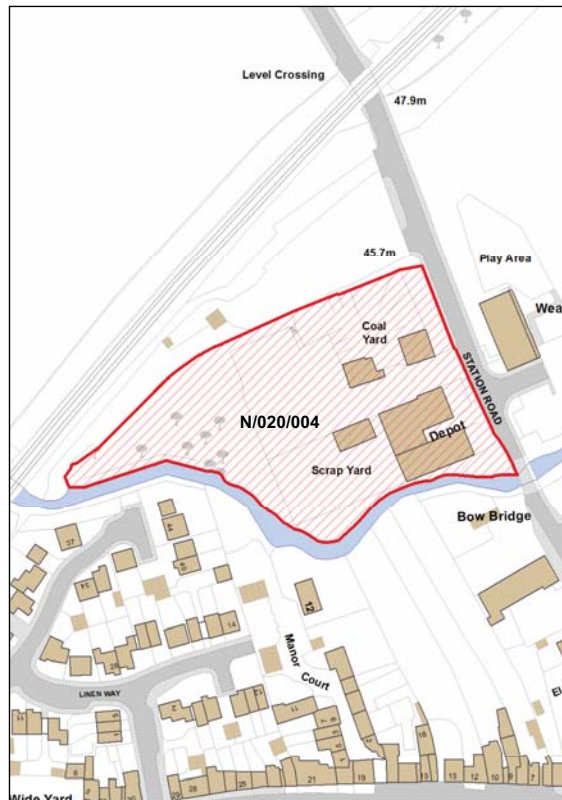
Conclusion

The site is a not preferred site. The entire site is susceptible to surface water flooding and is in floodzone 2 and 3. The site is also prominent on approach into the settlement and Conservation Area and would impact on form and character of the settlement.

Site Reference

N/020/004

Not a preferred site.

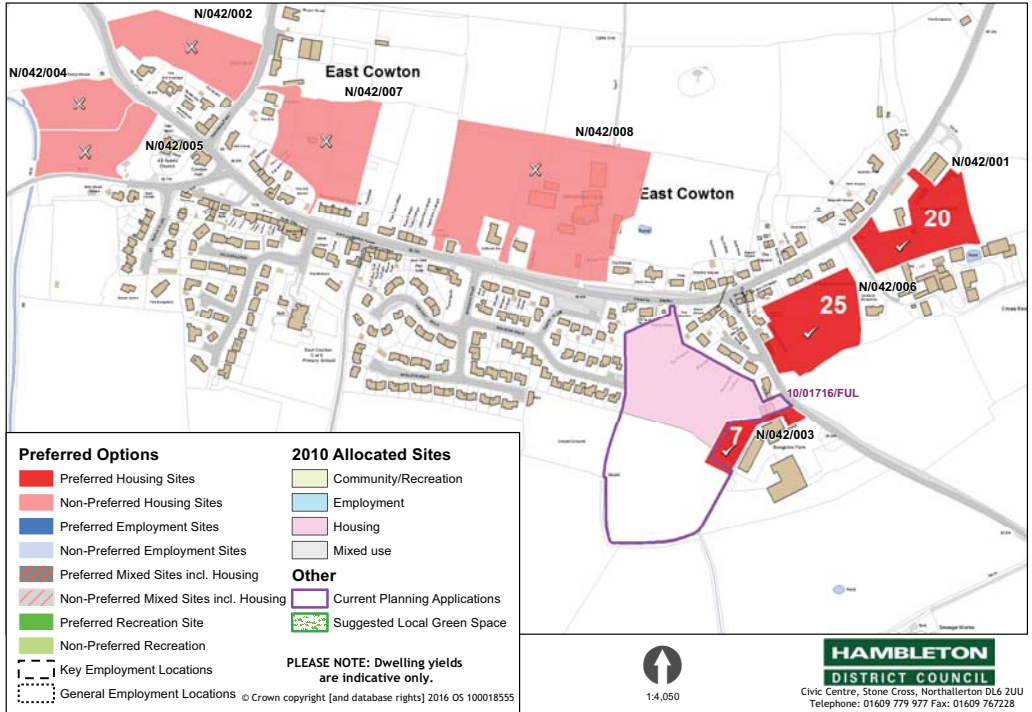


N/020/004

Question 45

Do you agree that site N/020/004 is not suitable for development and the reasons given? If not please explain why.

EAST COWTON



East Cowton

Site Reference	N/042/001
Parish	East Cowton
Address	Town End Farm, East Cowton
Current Use	Domestic garden and farmyard buildings
Proposed Use	Housing
Area (ha)	0.88
Indicative Yield	20

Commentary

Environmental

Site currently includes domestic garden and farmyard buildings

Loss of grade 3b agricultural land

Site is within source protection zone 3

Connectivity

Pedestrian access to village centre.

Impact on character and form

Site is not prominent in any significant views when approaching the settlement.

Impact on character and form is limited as the site is adjacent to existing built development (existing farm buildings to the south and buildings on the road frontage which will be retained).

Impact on historic assets

No issues

Flooding

Area adjacent to the northern boundary is susceptible to surface water flooding.

Strategic Flood Risk Assessment states site is entirely in Flood Zone 1, with minimal or no risk from surface water flooding. The Strategic Flood Risk Assessment recommends that the development may be permitted on flood risk grounds. Further investigation may be required by the developer and the council should be consulted as to whether a Flood Risk Assessment may be required.

Highways

Direct access is available from the highway.

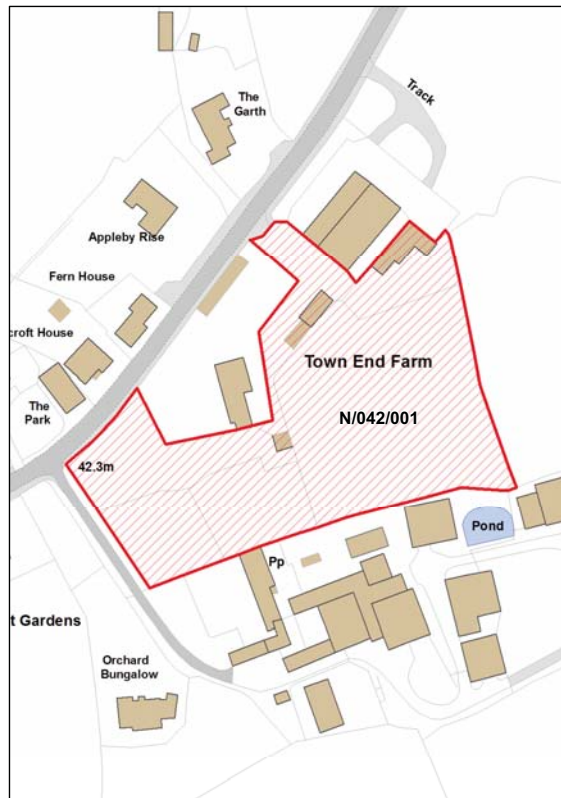
Conclusion

The site is adjacent to existing built development and relates well to the existing built form and pattern of the settlement. The site is not prominent in any significant views towards the settlement. The site is accessible and has good connectivity with the village centre.

Site Reference

N/042/001

Preferred site.



N/042/001

Question 46

Do you agree that that site N/042/001 is an appropriate development site? If not, please outline your reasons.

Do you believe there are more suitable alternative sites? If so please provide details.

Site Reference	N/042/002
Parish	East Cowton
Address	Land at Raby Lane, East Cowton
Current Use	Agricultural
Proposed Use	Housing
Area (ha)	0.95
Indicative Yield	14

Commentary

Environmental

Loss of greenfield site

Loss of grade 3b agricultural land

Site is within source protection zone 3

Connectivity

No existing pedestrian access to village centre.

There are no Public Right of Way within close proximity of the site.

Impact on character and form

The site would be prominent in significant views towards the settlement when approaching the settlement from the west.

Impact on historic assets

Site is adjacent to the Vicarage (to the south) which is a Grade II Listed Building.

Development of this site would result in loss of open countryside which would impact on the setting of this listed building. Built development on this site would have a negative impact on character and form of this part of the village.

Flooding

No flooding issues identified.

The Strategic Flood Risk Assessment states that site is entirely in Flood Zone 1, with minimal or no risk from surface water flooding. The Strategic Flood Risk Assessment recommends that the development may be permitted on flood risk grounds. Further investigation may be required by the developer and the council should be consulted as to whether a Flood Risk Assessment may be required.

Highways

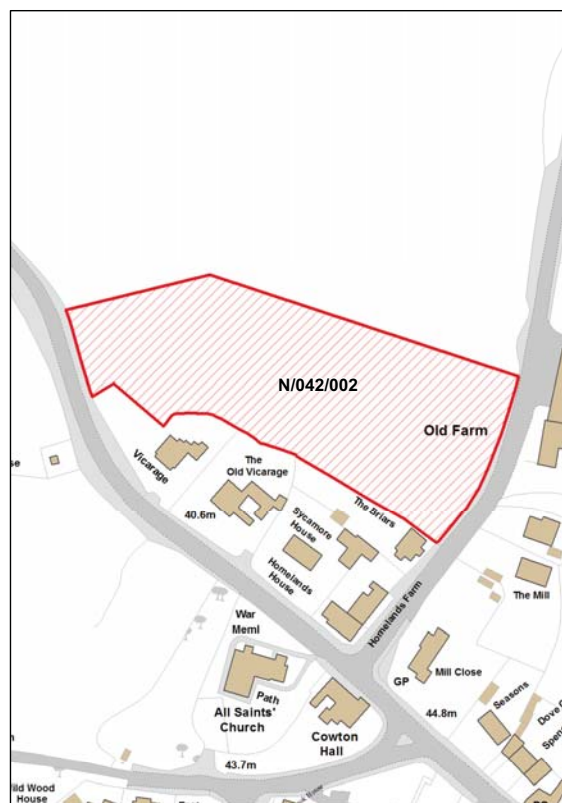
Direct access is available from Raby Lane.

Conclusion

Site Reference**N/042/002**

Development on this site would impact on the setting of a Grade II Listed Building. The site would be prominent in significant views towards the settlement. Built development on this site would have a negative impact on character and form of this part of the village.

Not a preferred site.

**N/042/002****Question 47**

Do you agree that site is not suitable for development and the reasons given? If not please explain why.

Site Reference	N/042/003
Parish	East Cowton
Address	Land adjacent to Bungalow Farm, Birkby Lane, East Cowton
Current Use	Part agricultural land, part yard and farm building. Part orchard.
Proposed Use	Housing
Area (ha)	0.28
Indicative Yield	7

Commentary

Environmental

Loss of greenfield site

Loss of grade 3b agricultural land

Site is within source protection zone 3

Connectivity

There are no Public Right of Way within close proximity of the site.

There are currently no pavements at the point the site fronts on to highway, restricting connectivity to the village centre.

Impact on character and form

The site is behind existing built development so is not prominent in significant views towards the settlement. The site is adjacent to land which has planning permission for 45 dwellings.

Impact on historic assets

No issues

Flooding

The site is adjacent to land which has planning permission for 45 dwellings which includes Sustainable Drainage System and associated drainage infrastructure. The Strategic Flood Risk Assessment states site is entirely in Flood Zone 1, with minimal or no risk from surface water flooding. The Strategic Flood Risk Assessment recommends that the development may be permitted on flood risk grounds. Further investigation may be required by the developer and the council should be consulted as to whether a Flood Risk Assessment may be required.

Should be permitted on flood risk grounds subject to consultation with LPA/LLFA

Entirely in Flood Zone 1, with minimal or no risk from surface water flooding.

Highways

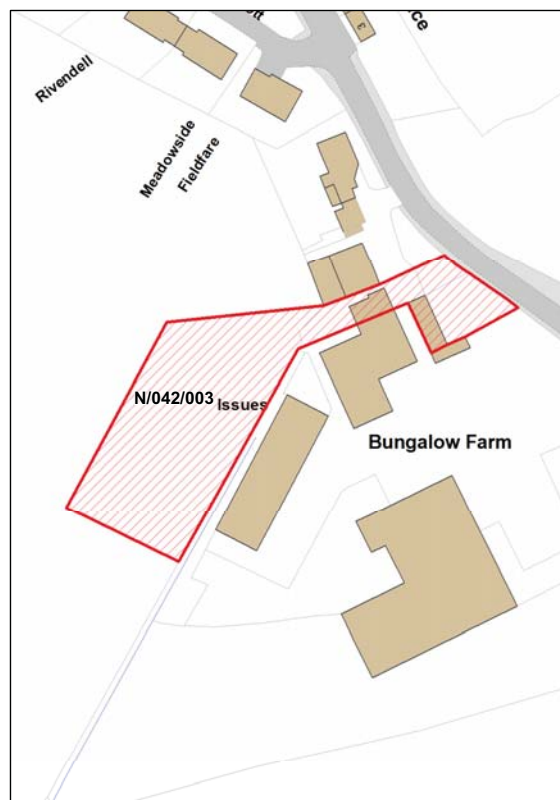
Direct access is available from the highway.

Site Reference

N/042/003

Conclusion

The site is adjacent to an existing housing allocation (NH4) which has planning permission for housing (10/01716/FUL). **Preferred site.**



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N/042/003

Question 48

Do you agree that that site N/042/003 is an appropriate development site? If not, please outline your reasons.

Do you believe there are more suitable alternative sites? If so please provide details.

Site Reference	N/042/004
Parish	East Cowton
Address	Land to the West of All Saints Parish Church, East Cowton
Current Use	Agriculture
Proposed Use	Housing
Area (ha)	0.61
Indicative Yield	10

Commentary

Environmental

Loss of greenfield site

Loss of grade 3b agricultural land

Site is in source protection zone 3

Connectivity

There are no Public Right of Way within close proximity of the site.

There are currently no pavements at the point the site fronts on to highway, restricting connectivity to the village centre.

Impact on character and form

The site would be prominent in significant views towards the settlement.

The site would result in loss of open countryside which is currently an important view into the settlement and loss of this open space could affect the setting of Grade II Listed Buildings.

The site is disconnected from existing built form.

Impact on historic assets

The Vicarage (to the north) and All Saints Church (to the east) are Grade II Listed Buildings.

Flooding

Western end of the site is in Flood Zone 2 and 3 and is susceptible to surface water flooding.

Strategic Flood Risk Assessment states 10% or more of the site lies within Flood Zone 3a.

The flood risk in parts of the development footprint currently within Flood Zone 2 could potentially increase to Flood Zone 3 magnitudes in future due to climate change. The Strategic Flood Risk Assessment recommends that the Exception Test would be required because the development lies wholly or partially within Flood Zone 3a.

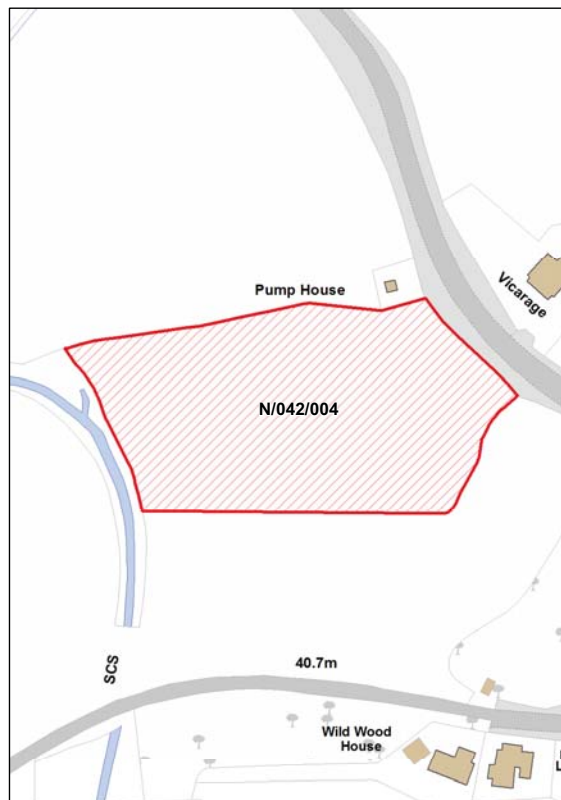
Highways

Direct access is available from the highway

Conclusion

Site Reference**N/042/004**

The site would be prominent in significant views towards the settlement and is disconnected from existing built form. Loss of this open space could affect the setting of Grade II Listed Buildings (the Vicarage to the north and All Saints Church to the east). The site has limited connectivity. Western end of the site is in Flood Zone 2 and 3 and is susceptible to surface water flooding. **Not a preferred site.**

**N/042/004****Question 49**

Do you agree that site N/042/004 is not suitable for development and the reasons given? If not please explain why.

Site Reference	N/042/005
Parish	East Cowton
Address	Land to the West of All Saints Parish Church, East Cowton
Current Use	Agriculture
Proposed Use	Housing
Area (ha)	0.65
Indicative Yield	15

Commentary

Environmental

Loss of greenfield site

Loss of grade 3b agricultural land

Site is in source protection zone 3

Connectivity

There are no Public Right of Way within close proximity of the site.

Bridleway runs along southern boundary.

There is an existing pavement on the opposite side of the road to which the site fronts onto.

Impact on character and form

The site would be prominent in significant views towards the settlement.

The site would result in loss of open countryside which is currently an important view into the settlement and loss of this open space could affect the setting of Grade II Listed Buildings.

The site does not relate well to the existing built form.

Impact on historic assets

The Vicarage (to the north) and All Saints Church (to the east) are Grade II Listed Buildings.

Flooding

Western end of the site is in Flood Zone 2 and 3 and is susceptible to surface water flooding.

Strategic Flood Risk Assessment states 10% or more of the site lies within Flood Zone 3a.

The flood risk in parts of the development footprint currently within Flood Zone 2 could potentially increase to Flood Zone 3 magnitudes in future due to climate change. The Strategic Flood Risk Assessment recommends that the Exception Test would be required because the development lies wholly or partially within Flood Zone 3a.

Highways

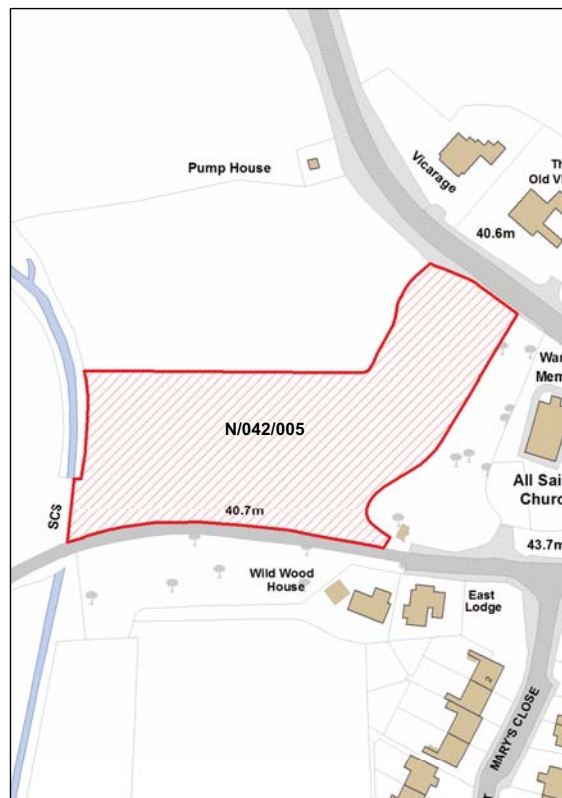
Direct access is available from the highway.

Site Reference

N/042/005

Conclusion

The site would be prominent in significant views towards the settlement and does not relate well to the existing built form. Loss of this open space could affect the setting of Grade II Listed Buildings (the Vicarage to the north and All Saints Church to the east).



N/042/005

Question 50

Do you agree that site N/042/005 is not suitable for development and the reasons given? If not please explain why.

Site Reference	N/042/006
Parish	East Cowton
Address	OS Field 4109, East Cowton
Current Use	Agriculture
Proposed Use	Housing
Area (ha)	0.96
Indicative Yield	25

Commentary

Environmental

Loss of greenfield site
 Loss of grade 3b agricultural land
 Site is in source protection zone 3

Connectivity

The site is located close to the village centre.
 There are no Public Right of Way within close proximity of the site.

Impact on character and form

The site is set behind existing residential development so there is limited visibility of the site from the highway.
 The northern and western boundary of the site is adjacent to existing built development and there is also built development to the east in the form of farm buildings.
 The site relates well to the existing built form.

Impact on historic assets

No issues.

Flooding

No issues identified.
 Strategic Flood Risk Assessment states site is entirely in Flood Zone 1, with minimal or no risk from surface water flooding. The Strategic Flood Risk Assessment recommends that the development may be permitted on flood risk grounds. Further investigation may be required by the developer and the council should be consulted as to whether a Flood Risk Assessment may be required.

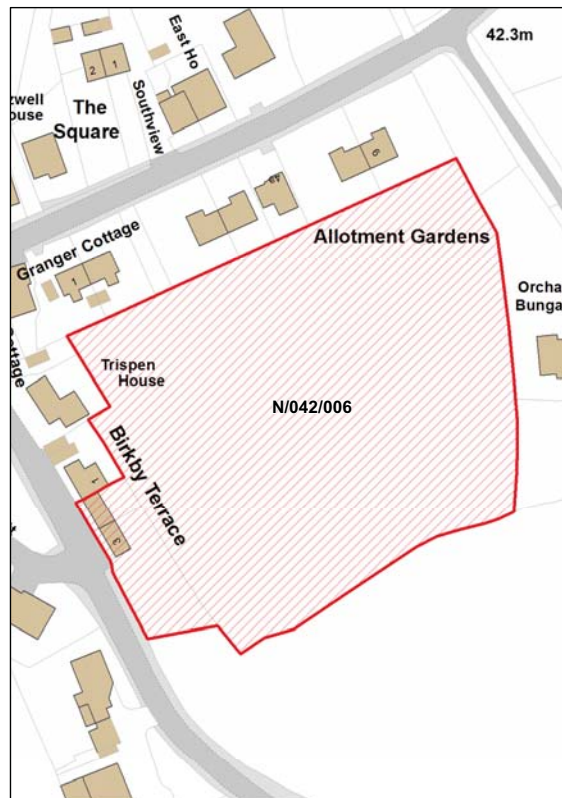
Highways

Direct access is available from the highway.

Conclusion

Site Reference**N/042/006**

The site is adjacent to the built form and has limited visibility from the highway. The site is in close proximity to the village centre. **Preferred site.**

**N/042/006****Question 51**

Do you agree that that site N/042/006 is an appropriate development site? If not, please outline your reasons.

Do you believe there are more suitable alternative sites? If so please provide details.

Site Reference	N/042/007
Parish	East Cowton
Address	OS Field 8828, East Cowton
Current Use	Paddocks (grazing)
Proposed Use	Housing
Area (ha)	1.16
Indicative Yield	25

Commentary

Environmental

Loss of greenfield site
 Loss of grade 3b agricultural land
 Site is in source protection zone 3

Connectivity

Site is located close to the centre of the village.
 There are no Public Right of Way within close proximity of the site.

Impact on character and form

The site is set behind existing residential development so is not visible from highway.
 The site does not relate so well with the existing built form and character of the settlement.

Impact on historic assets

No issues.

Flooding

Surface water flooding on edge of southern boundary and adjacent to access point on western boundary.

Strategic Flood Risk Assessment states site is entirely in Flood Zone 1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required.

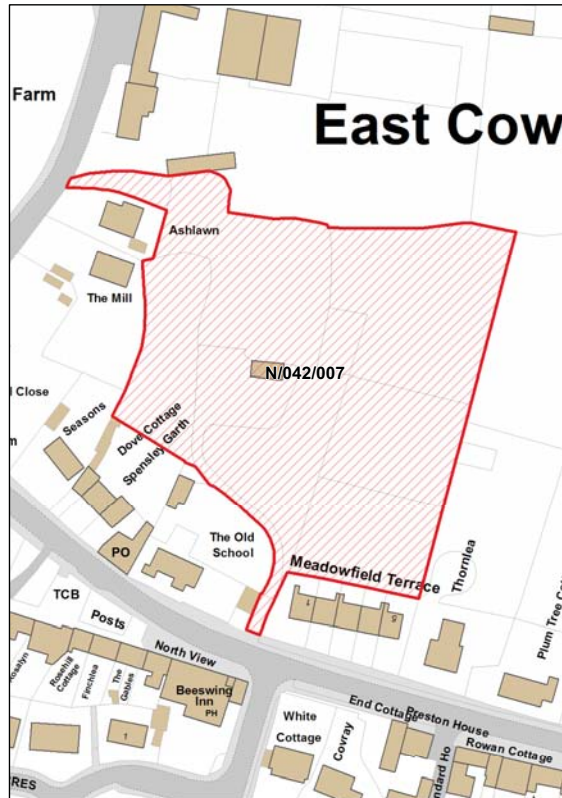
Highways

Direct access is available from the C1, however the frontage is very narrow and an access of acceptable standards may be difficult to achieve.

Conclusion

Site Reference**N/042/007**

The site does not relate so well with the existing built form and character of the settlement. Frontage on to the highway is very narrow and an access of acceptable standards may be difficult to achieve. **Not a preferred site.**



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N/042/007**Question 52**

Do you agree that site N/042/007 is not suitable for development and the reasons given? If not please explain why.

Site Reference	N/042/008
Parish	East Cowton
Address	OS Field 103 and Whitehead Farm, East Cowton
Current Use	Farm yard and agricultural land
Proposed Use	Housing
Area (ha)	3.06
Indicative Yield	75

Commentary

Environmental

Loss of grade 3b agricultural land
 Site is in source protection zone 3
 Possible historic contamination

Connectivity

Public Right of Way runs through eastern end of site.
 Centre of village location
 Good connectivity to village facilities.

Impact on character and form

The site is open and prominent in the centre of the village.
 Proposed scale of development does not relate well with the existing built form and character of the village.

Impact on historic assets

No issues.

Flooding

Surface water flooding in a small section of the eastern end of the site and small sections adjacent to the northern and southern boundary.
 Strategic Flood Risk Assessment states site is entirely in Flood Zone1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required.

Highways

Direct access is available from the highway.

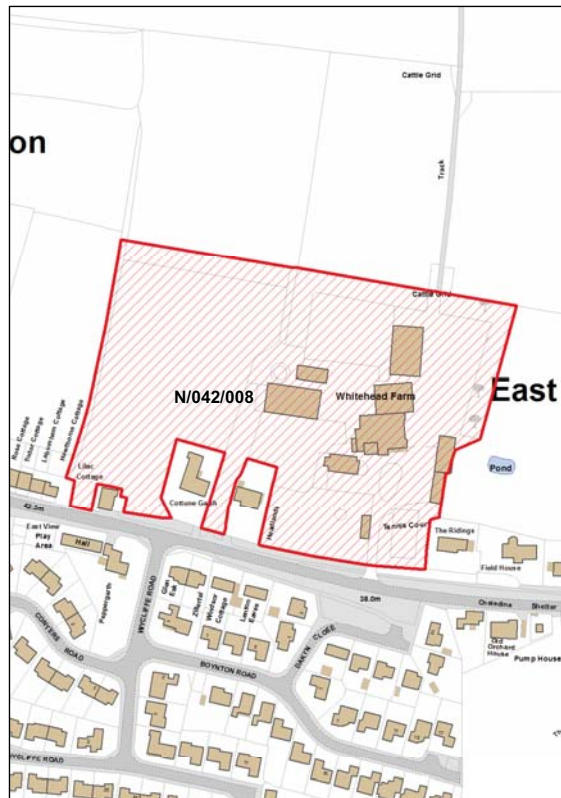
Conclusion

The site is open and prominent in the centre of the village and the proposed scale of development does not relate well with the existing built form and character of the village.

Site Reference

N/042/008

Not a preferred site.



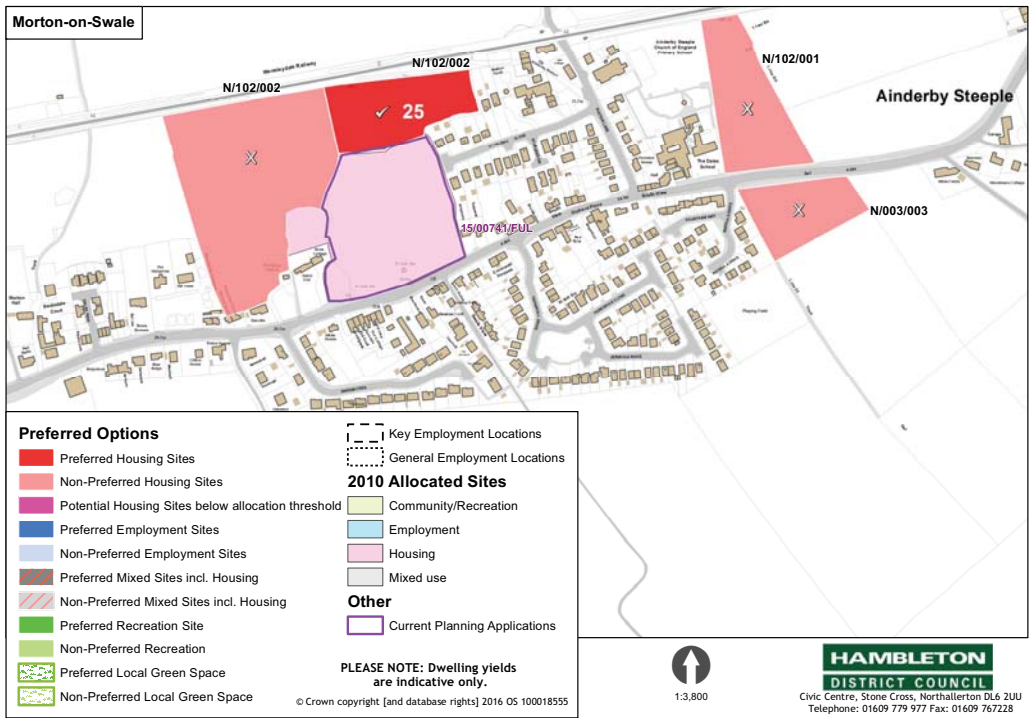
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N/042/008

Question 53

Do you agree that site N/042/008 is not suitable for development and the reasons given? If not please explain why.

MORTON ON SWALE



Morton on Swale

Site Reference	N/102/001
Parish	Morton on Swale
Address	Land north of A684 Morton-on-Swale
Current Use	Agriculture
Proposed Use	Housing
Area (ha)	1.12
Indicative Yield	15

Commentary

Environmental

Loss of greenfield site

Loss of grade 3b agricultural land

Site is within source protection zone 2 and 3.

National Grid Gas pipeline runs through centre of site.

Connectivity

There is a Public Right of Way link on the opposite side of the road.

There are pavements on both sides of the A684 which the site fronts onto.

Good connectivity to village facilities.

Impact on character and form

Development of site could lead to coalescence with Ainderby Steeple.

The loss of this open area and its subsequent development could harm elements which contribute to the significance of the Ainderby Steeple Conservation Area.

Impact on historic assets

This site is in close proximity to the boundary of the Ainderby Steeple Conservation Area.

Flooding

Small area in the north end of site susceptible to surface water flooding.

Strategic Flood Risk Assessment states site is entirely in Flood Zone 1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required.

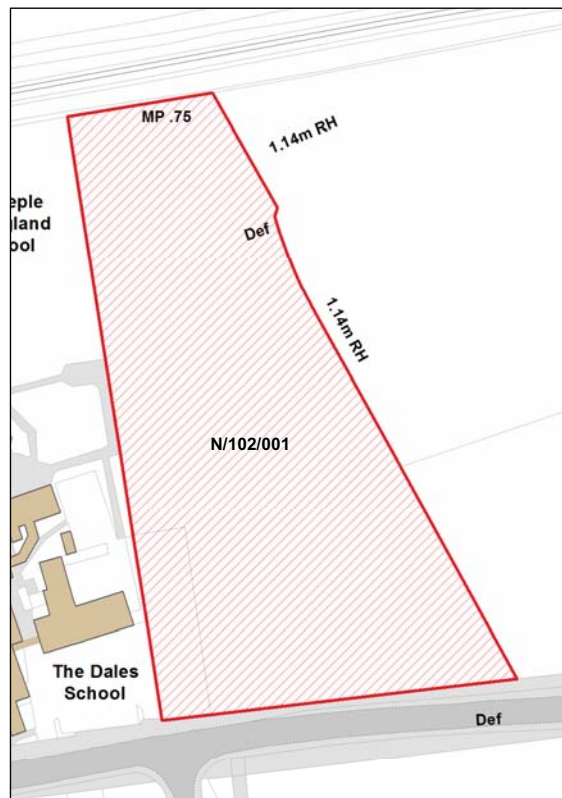
Highways

Direct access is available from the A684.

Conclusion

Site Reference**N/102/001**

Development of site could lead to coalescence with Ainderby Steeple and the loss of this open area and its subsequent development could harm elements which contribute to the significance of the Ainderby Steeple Conservation Area. Gas pipeline runs through centre of site and the inner zone encompasses the entire site. The Health and Safety Executive guidance indicates only development of 1 or 2 dwellings would be considered. **Not a preferred site.**



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N/102/001**Question 54**

Do you agree that site N/102/001 is not suitable for development and the reasons given? If not please explain why.

Site Reference	N/102/002
Parish	Morton on Swale
Address	Land adjacent to Danville, Morton on Swale
Current Use	Agricultural
Proposed Use	Housing
Area (ha)	3.83
Indicative Yield	Up to 100 (25 on preferred site)

Commentary

Environmental

Loss of greenfield site

Loss of grade 2 agricultural land

The site is within source protection zone 2 and 3.

Connectivity

Public Right of Way runs along eastern boundary.

There is an ongoing development south of this site which may provide access to an adoptable highway and pedestrian accessibility to village facilities.

Impact on character and form

The site is fairly well screened by existing development fronting onto the A684 and also by trees and hedgerows.

The proposed scale of development is not in keeping with the character and form of the settlement. The eastern section of the site to the north of the existing development would be more appropriate.

Site adjacent to Wensleydale Railway and buffer from noise should be considered if services are increased.

Impact on historic assets

No issues.

Flooding

The eastern section of the site and the southern end of the site is susceptible to surface water flooding. Strategic Flood Risk Assessment states site is entirely in Flood Zone 1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required.

Highways

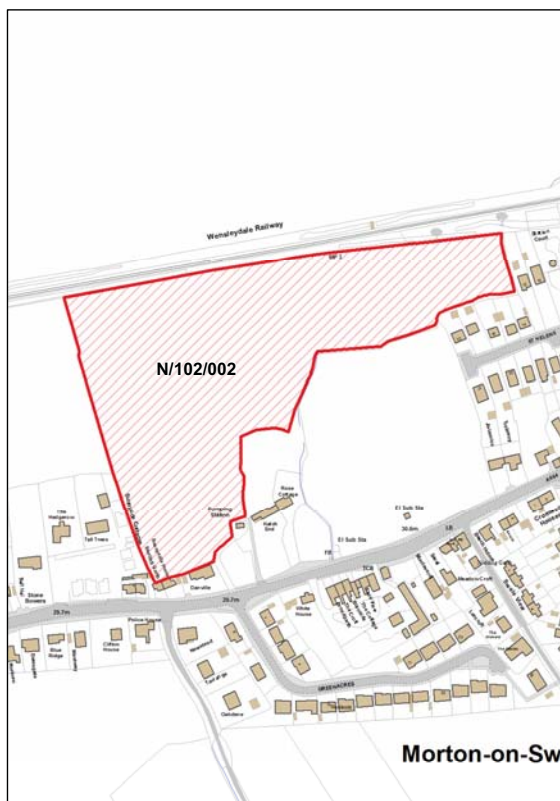
There is an ongoing development south of this site which may provide access to an adoptable highway.

Site Reference

N/102/002

Conclusion

The development of the whole site would be inappropriate due to impact on character and form of the settlement. However, the eastern section of the site to the north of the existing development would be more appropriate subject to resolving surface water flooding. This would reduce the potential yield of the site (to around 25 dwellings). **Preferred site (Part).**



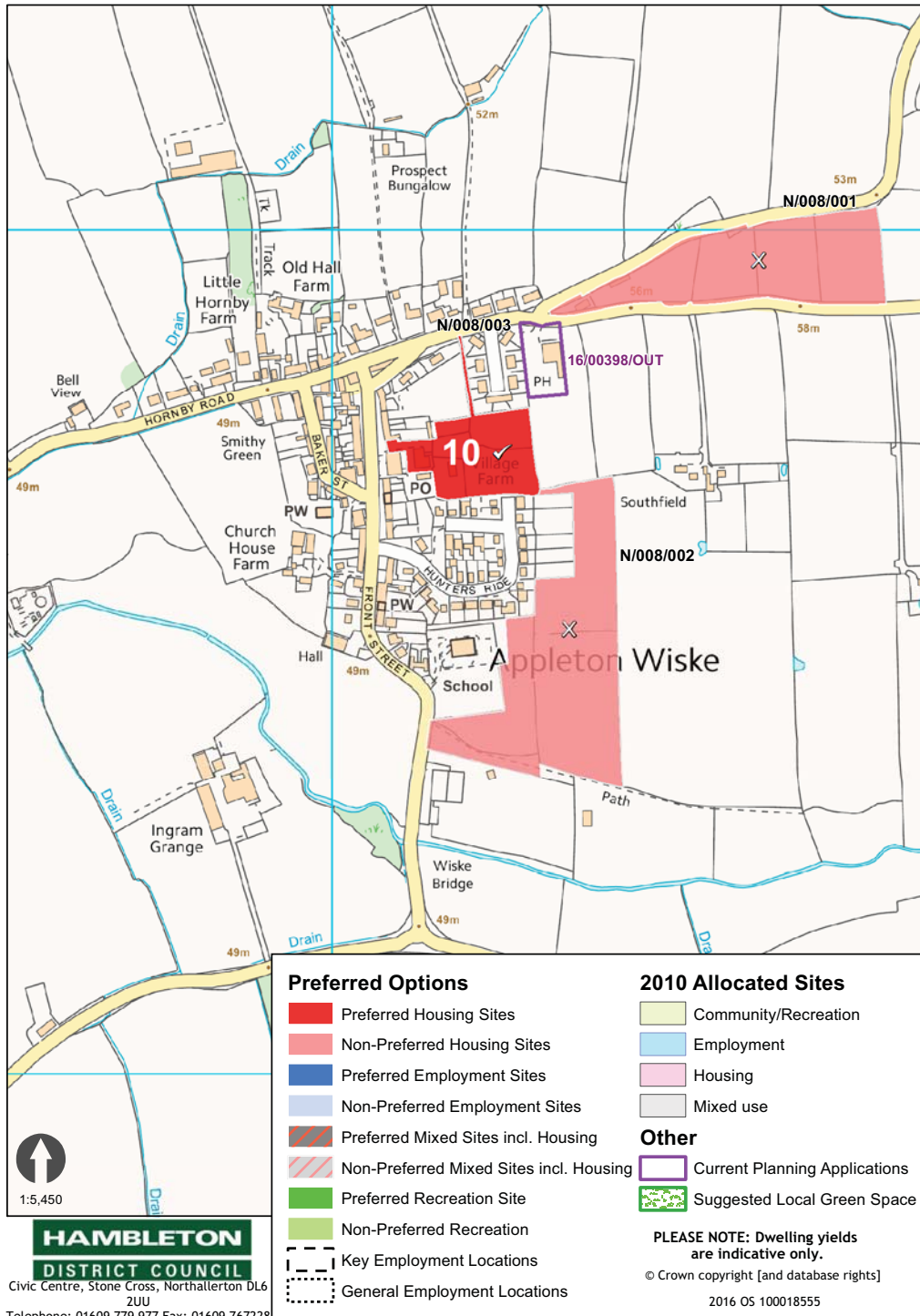
N/102/002

Question 55

Do you agree that that site N/102/002 is an appropriate development site? If not, please outline your reasons.

Do you believe there are more suitable alternative sites? If so please provide details.

APPLETON WISKE



Appleton Wiske

Site Reference	N/008/001
Parish	Appleton Wiske
Address	Land adjacent to Greencroft, Appleton Wiske
Current Use	Agriculture
Proposed Use	Housing
Area (ha)	2.87
Indicative Yield	Up to 70
<p><u>Commentary</u></p> <p>Environmental</p> <p>Loss of greenfield site Loss of grade 3b agricultural land Site overlaps with mineral safeguarding area for brick clay.</p> <p>Connectivity</p> <p>Public Right of Way in fairly close proximity to western end of site. No pavements on highway to which site fronts onto so currently poor connectivity to village facilities.</p> <p>Impact on character and form</p> <p>Site is prominent in significant views towards the settlement. Site does not relate well to existing built form or character of the settlement.</p> <p>Impact on historic assets</p> <p>No issues.</p> <p>Flooding</p> <p>Marginal sections of site susceptible to surface water flooding. Strategic Flood Risk Assessment states site is entirely in Flood Zone 1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required.</p> <p>Highways</p> <p>Access to the site is available from the highway.</p>	
<p><u>Conclusion</u></p> <p>Site is prominent in significant views towards the settlement and does not relate well to existing built form or character of the settlement. Not a preferred site.</p>	



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N/008/001

Question 56

Do you agree that site N/008/001 is not suitable for development and the reasons given? if not please explain why.

Site Reference	N/008/002
Parish	Appleton Wiske
Address	OS Fields 1846, 2944 & 2961, Front Street, Appleton Wiske
Current Use	Grazing
Proposed Use	Housing
Area (ha)	4.12
Indicative Yield	Up to 100

Commentary

Environmental

Loss of greenfield site

Loss of grade 3b agricultural land.

Connectivity

Public Right of Way runs along southern boundary.

The site has a limited frontage to enable an access of acceptable standards to be formed onto the public highway. Accessibility is poor and connectivity limited.

Impact on character and form

The site would be prominent in significant views towards the settlement from the Public Right of Way and from Front Street when approaching the settlement from the south.

At the proposed scale, the site does not fit well with the character and form of the settlement.

Impact on historic assets

No issues.

Flooding

Small section on the western boundary and southern boundary are susceptible to surface water flooding.

Strategic Flood Risk Assessment states part of the site falls within Flood Zone 3a. The flood risk in parts of the development footprint currently within Flood Zone 2 could potentially increase to Flood Zone 3 magnitudes in future due to climate change. The Strategic Flood Risk Assessment recommends that there is a review of site layout and / or design and that this should be informed by a Level 2 Strategic Flood Risk Assessment or site specific Flood Risk Assessment.

Highways

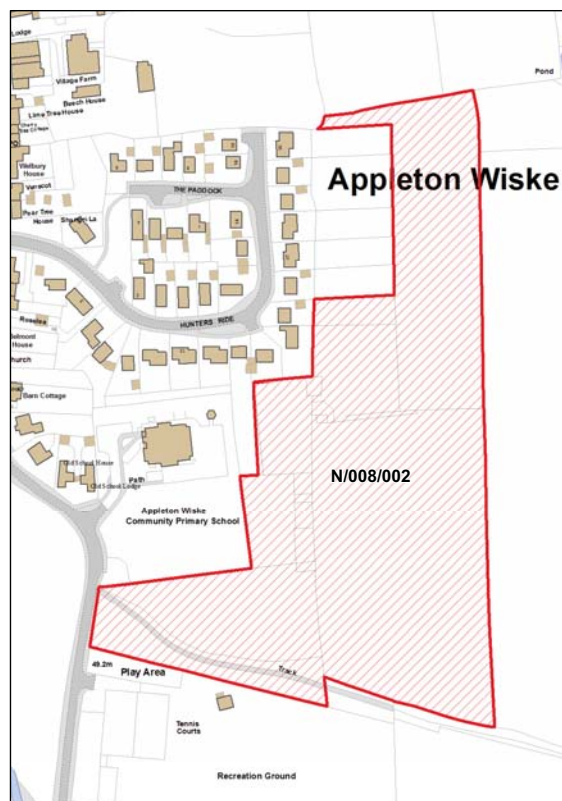
The site has a boundary with the highway. However, the site has a limited frontage to enable an access of acceptable standards to be formed onto the public highway. Development of the site may interfere with the existing lay-by serving the school.

Site Reference

N/008/002

Conclusion

At the proposed scale, the site does not fit well with the character and form of the settlement and is prominent in significant views towards the settlement from the Public Right of Way and highway. Highways identify accessibility is an issue. **Not a preferred site.**



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N/008/002

Question 57

Do you agree that site N/008/002 is not suitable for development and the reasons given? If not please explain why.

Site Reference	N/008/003
Parish	Appleton Wiske
Address	Land and buildings at Village Farm, Front Street, Appleton Wiske
Current Use	Disused farm buildings and agricultural land
Proposed Use	Housing
Area (ha)	1.36
Indicative Yield	25 (preferred site is 10)

Commentary

Environmental

Loss of greenfield site (majority of site is greenfield with some farm buildings).

Loss of grade 3b agricultural land.

Possible historic contamination

Connectivity

Highways advise access may be available from Hunters Ride, providing access to pavements to the village centre.

The site is in close proximity to village facilities.

Impact on character and form

The site is not prominent in significant views towards the settlement. The site sits behind existing built development and is fairly well screened by vegetation from the highway.

The site relates well to the existing built form as there is existing residential development to the north, south and west of the site.

Impact on historic assets

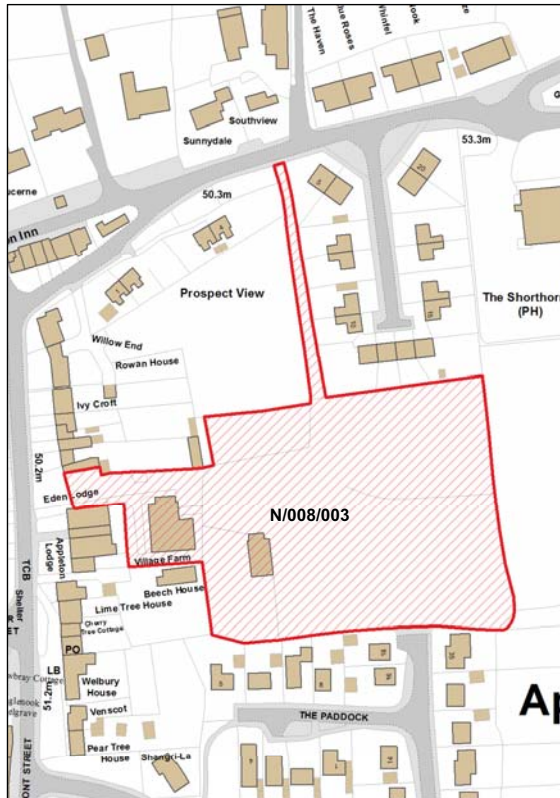
No heritage issues.

Flooding

South east corner of the site is susceptible to surface water flooding and this extends towards centre of site.

Strategic Flood Risk Assessment states site is entirely in Flood Zone 1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required.

Highways Conclusion



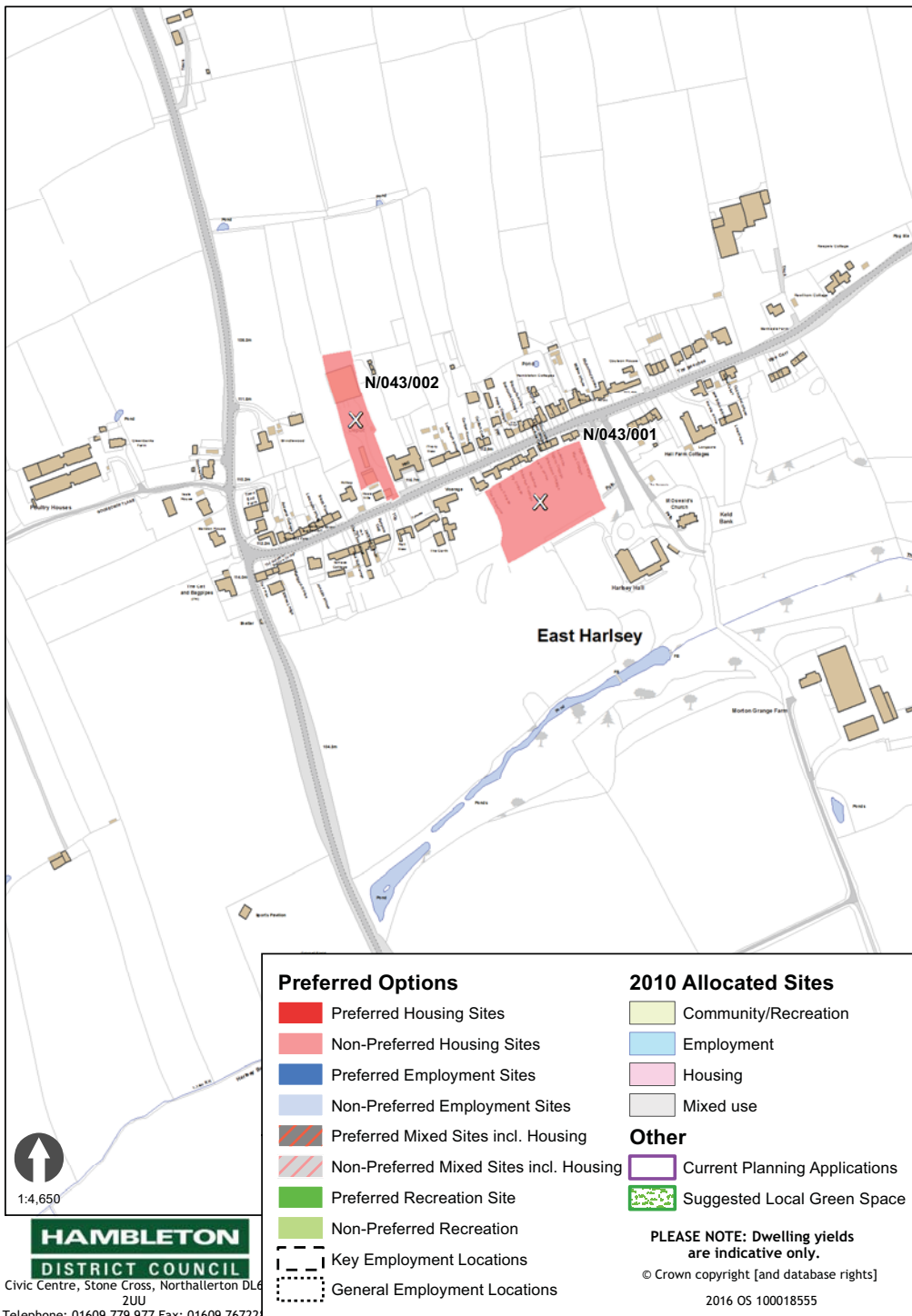
N/008/003

Question 58

Do you agree that that site N/008/003 is an appropriate development site? If not, please outline your reasons.

Do you believe there are more suitable alternative sites? If so please provide details.

EAST HARLSEY



East Harlsey

Site Reference	N/043/001
Parish	East Harlsey
Address	Land to North West of Harlsey Hall, East Harlsey
Current Use	Agriculture
Proposed Use	Housing
Area (ha)	0.86
Indicative Yield	15

Commentary

Environmental

North York Moors NP (2km)

Loss of greenfield site

Loss of grade 3b agricultural land.

Connectivity

Site boundary does not identify access to highway or pavements.

Impact on character and form

Site is not in keeping with the character or form of the village.

Impact on historic assets

Site in proximity to Grade II* Listed Church of St Oswald and the Grade II Dovecote (to the east) and the grade II Listed Vicarage (to the west).

Site is in Historic England consultation zone for listed buildings.

Flooding

No issues identified.

Strategic Flood Risk Assessment states site is entirely in Flood Zone 1, with minimal or no risk from surface water flooding. The Strategic Flood Risk Assessment recommends that the development may be permitted on flood risk grounds. Further investigation may be required by the developer and the council should be consulted as to whether a Flood Risk Assessment may be required.

Highways

The site has no direct connection/frontage to a highway maintainable at the public expense.

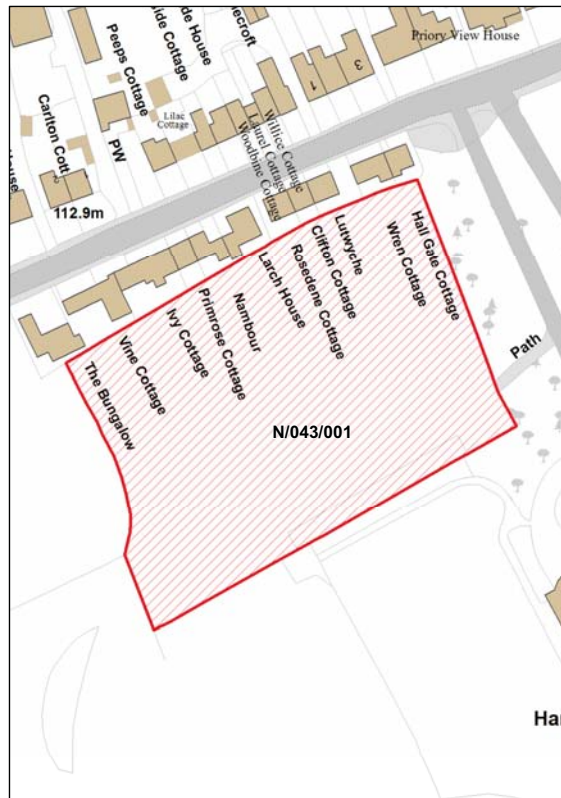
Conclusion

Site is not in keeping with the character or form of the village. Loss of open space would impact on setting of grade II Listed Vicarage (to the west). There is no suitable access to the site.

Site Reference

N/043/001

Not a preferred site.



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N/043/001

Question 59

Do you agree that site N/043/001 is not suitable for development and the reasons given? If not please explain why.

Site Reference	N/043/002
Parish	East Harlsey
Address	Land and buildings to the rear of Rose Villa, East Harlsey
Current Use	Former Timber Yard
Proposed Use	Housing
Area (ha)	0.48
Indicative Yield	12

Commentary

Environmental

Previously developed site
Possible historic contamination
North York Moors and SSSI (4,000m)

Connectivity

Site located within village

Impact on character and form

The linear extent of the site does not relate well to the form and character of the village.
Site would be prominent when approaching the settlement via the PROW.

Impact on historic assets

No issues.

Flooding

No issues.

Strategic Flood Risk Assessment states site is entirely in Flood Zone 1, with minimal or no risk from surface water flooding. The Strategic Flood Risk Assessment recommends that the development may be permitted on flood risk grounds. Further investigation may be required by the developer and the council should be consulted as to whether a Flood Risk Assessment may be required.

Highways

The site has a limited frontage to enable an access of acceptable standards to be formed onto the public highway if 6 or more dwellings are being proposed.

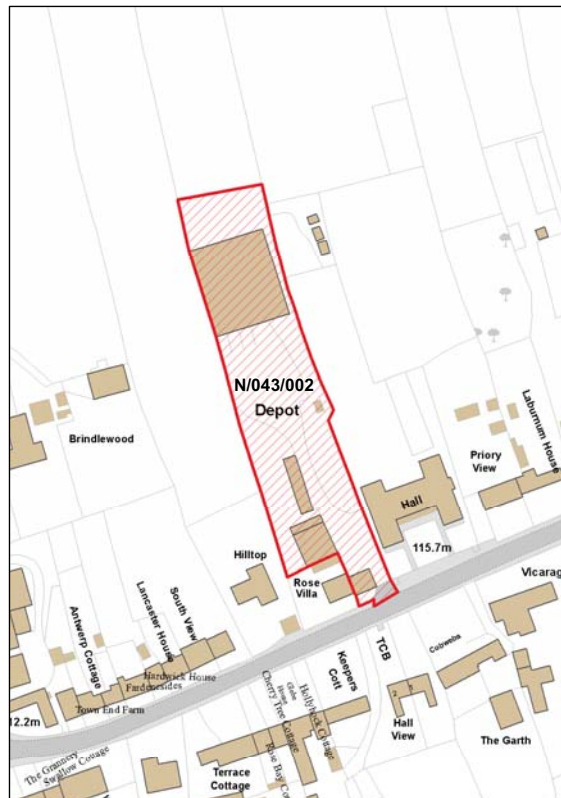
Conclusion

The linear extent of the site does not relate well to the form and character of the village.

Site Reference

N/043/002

Not a preferred site.



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N/043/002

Question 60

Do you agree that site N/043/002 is not suitable for development and the reasons given? if not please explain why.



GREAT SMEATON

9.1 No sites were submitted in this settlement.



WEST ROUNTON

10.1 No sites were submitted in this settlement.

Sites in Other Villages

11.1 The sites listed below were submitted under the Call for Sites exercise. The Preferred Policy Approach is to make allocations in the Market towns, Service Villages and Secondary Villages but to provide a criteria based approach for consideration of small scale development in Other Villages.

11.2 Northallerton

Site Reference	Parish	Site Address	Site Area (Hectares)
N/003/001	Ainderby Steeple	Land To The East Of Church Lea Ainderby Steeple North Yorkshire	3.60
N/003/002	Ainderby Steeple	Land To The East Of Ainderby Gates Ainderby Steeple North Yorkshire	0.79
N/003/003	Ainderby Steeple	Land East Of Rievaulx Drive Ainderby Steeple North Yorkshire	0.74
N/003/004	Ainderby Steeple	Land East Of Rievaulx Drive Ainderby Steeple North Yorkshire	0.66
N/038/001	Ainderby Steeple	Land Adjacent To Sescray Danby Lane Danby Wiske North Yorkshire	0.19
N/067/001	Hornby	Land West Of Hornby Sewage Treatment Hornby North Yorkshire	1.13
N/098/001	Low Worsall	Land At Worsall Hall Stobarts Lane Low Worsall North Yorkshire	1.30
N/098/002	Low Worsall	Land To The West Of Ship Inn Low Worsall North Yorkshire	1.82
N/098/003	Low Worsall	Land To The West Of 1 To 4 The Green Low Worsall North Yorkshire	0.72

Northallerton Sub Area - Sites in Other Settlements

Sites Under Allocation Threshold

12.1 A number of the sites submitted through the Call for Sites exercise are below the allocation threshold of 0.2 hectares or five dwellings. It is not considered appropriate to allocate sites below 0.2 ha or where sites are unlikely to have capacity to deliver five dwellings or more. The sites submitted which fall into this category for this Sub Area have been identified on the settlement maps and are listed below for clarity.

Ste Reference	Parish	Site address	Site Size (Hectares)
N/110/001	Northallerton	West View Darlington Road Northallerton North Yorkshire DL6 2NN	0.05

Northallerton Sub Area - Sites below 0.2 hectares

12.1 Site Selection Methodology

Site Selection Methodology

Introduction

13.1 The Council is starting work on a new Local Plan for the District, which will set out the policies by which applications for new development will be considered. It will also identify developable land suitable for housing, employment, mixed use and recreation up to 2035. One of the first steps in preparing a new Local Plan is to establish what land is available for development within the District over that timeframe. This will inform site allocations in the new Local Plan.

13.2 As part of this we have invited landowners, agents and developers, through a 'call for sites' to put forward land for potential development in the future. The call for sites process commenced in June 2015 and ended in February 2016.

13.3 Through the 'Call for Sites' over 500 sites have been put forward by landowners and agents for potential development in Hambleton District.

13.4 Site selection methodology was developed to enable an objective assessment of the sites submitted informing the selection of sites for allocation within the new Local Plan. Importantly the methodology aligns with the Sustainability Appraisal objectives and seeks to ensure that the process adopted will secure development which best meets the objectives of the new Local Plan.

13.5 There are three stages to the site selection process. The first stage assesses the site against key eligibility criteria. This includes consideration of the scale of development and assessment against key constraints. The second stage is an assessment of the site against Local Plan Sustainability Appraisal objectives and the third stage considers the deliverability and viability of the site. In stages two and three, the performance of sites against the indicators has been coded using a traffic light system. A colour coding (red/amber/green) is used to indicate the relevant impact or suitability of the site.

Red: = Significant adverse effect: The site performs poorly against the relevant indicator

Amber: = Moderate adverse effect: The site performs adequately against the relevant indicator but there are some issues that need addressing

Green: = Non-adverse effect: The site performs well against the relevant indicator

Site Selection: Basic Requirements

13.6 The Call for Sites process commenced in June 2015 ending in February 2016. All site promoters were required to provide basic information on the site, including: address; site size; owner details; what use the site is being promoted for; known constraints; abnormal costs; access; and the provision of a map indicating the site boundaries and location. A copy of the Call for Sites 2015 application form is available here. [INSERT LINK](#)

Stage 1 - Site Eligibility Criteria

13.7 An initial sift of sites was carried out to identify sites that failed key eligibility criteria or that were subject to significant constraints which would prevent the site from coming forward. The following gateway criteria applied.

13.8 Scale of development

1. For housing sites is the site able to deliver at least 5 dwellings or over 0.2 hectares

2. For employment sites – is the site a minimum of 0.25 hectares or at least 500m sq. of floor space?
3. For gypsy, traveller and show people sites – is the site able to accommodate up to 20 pitches?

13.9 If the answer was no to any of the above, the site would not pass the eligibility criteria. A list of housing sites which fell below 0.2 hectares is provided within each relevant sub area. All of the submitted employment sites and gypsy, traveller and show people sites met the above requirements.

13.10 Constraints

1. Is it within a nature conservation site or Scheduled Ancient Monument site?
2. Is the site within a major hazard buffer zone, e.g strategic gas, oil, naphtha⁽¹⁾ and petrol pipelines.
3. Is the site within the Greenbelt?

13.11 If the answer was yes to one or more of the above the site failed eligibility criteria. If the answer was no the site progressed to stage 2 of the assessment.

13.12 No sites were submitted that fell within a nature conservation site or on a Scheduled Ancient Monument. There were a number of sites that were submitted within a major hazard buffer zone. Our geographical information system (GIS) was used to identify which sites fell within the relevant consultation zones. The Health and Safety Executive's Land Use Planning Methodology was used to identify if development would be advised against in these cases. Where the guidance indicated 'do not advise against', an assessment has been carried out. A full assessment of any sites submitted in the green belt has been carried out, however at this stage there will be no preferred sites identified on any land within the greenbelt.

Stage 2 Site assessment

13.13 Stage two of the site selection process involved an assessment of the sites against the Local Plan Sustainability Appraisal Objectives. The table below identifies the Sustainability Appraisal Objective, the Site Selection Criteria, Sources of Data/ Information and brief Scoring Guidance. In addition to the use of the sources of data identified below, Parish Councils were consulted in order to inform constraints mapping, important features of the settlements and key views. Assessments of employment sites were also informed by the Employment Land Review (GL Hearn, 2016).

SA Objective	Site Selection Criteria	Data/Information	Scoring Guidance
To protect and enhance biodiversity and geo-diversity.	Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	GIS data (500m buffer) & Advice from Natural England	Red - If the site is wholly or partly within a SSSI, SINC . Amber – if the site is within the buffer zone (as identified by NE for SSSI) but there is scope to mitigate. Green – if the site is outside the buffer zone

1 naphtha refers to flammable liquid hydrocarbon mixtures. Mixtures labelled naphtha have been produced from natural gas condensates, petroleum distillates, and the distillation of coal tar and peat. It is used differently in different industries and regions to refer to gross products like crude oil or refined products such as kerosene

SA Objective	Site Selection Criteria	Data/Information	Scoring Guidance
	Does the site have any biodiversity issues?	Third party advice, the Data Centre	<p>Red – Data indicates area of high biodiversity value</p> <p>Amber – as observed on site there is a potential for biodiversity</p> <p>Green – limited potential for biodiversity/observations and data. Limited opportunities on site providing habitat.</p>
	Would the development impact on a local nature reserve?	GIS – 500m buffer	<p>Red – the site is wholly or partly within a nature reserve.</p> <p>Amber – If the site is adjacent to a nature reserve (within 500m)</p> <p>Green – The site is not within 500m of a local nature reserve</p>
	Are there any TPO trees on the site?	GIS	<p>Red – Yes</p> <p>Amber – None on site, but immediately adjacent and could affect</p> <p>Green – None adjacent to or near</p>
To protect and enhance water and reduce water consumption	Is the site within a source protection zone 1, 2 or 3?	GIS	<p>RED - In zone 1 and employment/General Industry/Petrol Filling Stations Zone is proposed.</p> <p>Amber – In Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment.</p> <p>Green – Not within a source protection zone</p>

SA Objective	Site Selection Criteria	Data/Information	Scoring Guidance
<p>To protect and improve air quality and reduce climate change, in Will the development promote low and zero carbon technologies and renewable sources particular by providing a transport network which encourages the use of public transport, cycling and walking and minimises traffic congestion</p> <p>To ensure all groups of 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>	Will the development promote low and zero carbon technologies and renewable sources		<p>Red –</p> <p>Amber –</p> <p>Green - All development should address energy efficiency and sustainable building practices in line with relevant national standards</p>
	Is there links to footpaths and cycle routes?	Site visit, GIS	<p>Red – Poor connectivity to routes suitable for cycling with little or no prospect of improvement/lack of pavements/poor road crossings/high traffic volume/speed does not encourage pedestrian access to services and or facilities.</p> <p>Amber – ability to create or connect to an existing cycle route/ some pedestrian access and safety issues which will need to be addressed through the design but mitigation should be possible /if significant PROW routes through or along edge of site</p> <p>Green - Well served by existing cycle routes/Convenient and safe pedestrian routes to access services and facilities / good connections to PROW network</p>
	Is there potential for new links to footpaths and cycle routes?	Site visit, NYCC commentary	This should reflect the scoring and commentary above and commentary from NYCC highways

SA Objective	Site Selection Criteria	Data/Information	Scoring Guidance
			<p>Red – Little or no prospect of improved connectivity or creation of new routes/footpaths</p> <p>Amber – potential for new links to both footpaths and cycle routes/or PROW</p> <p>Green -Already well connected or very little off site works required to connect to the existing network</p>
	Is there access to superfast broadband service?	Superfast North Yorkshire website	<p>Red – Area not served and unlikely to be served in the short/medium term/ significant costs of connection/no capacity</p> <p>Amber – Area served or will be in the short term/ limited capacity</p> <p>Green - Area is served and has capacity</p>
	Does the site have good connectivity to the following services and facilities? Measure distance between site and facility	Employment Area (including town centre)	<p>GIS data (as the crow flies)</p> <p>Red – Further than 1600m – Most villages</p> <p>Amber – 800-1600m</p> <p>Green - less than 800m</p> <p>This should relate to major employment centres within the main industrial estates (including Leeming and Dalton), and the five main service centres, or employment centres outside the district.</p>
		Primary school	<p>Red –Over 1200m</p> <p>Amber – between 400m and 800/1200m</p>

SA Objective	Site Selection Criteria	Data/Information	Scoring Guidance
			Green - less than 400m
	Secondary School		Red – further than 1600m Amber – between 800m and 1600m Green -less than 800m within a Service Centre or for villages served by NYCC secondary school transport route.
	Health Care facilities		Red – More than 1200m Amber – Between 400-1200m or less than 400m but GP with capacity issues. Green - less than 400m and GP has capacity.
	Convenience Store		Red –More than 800m Amber – Between 400-800m Green - less than 400 m
	Recreation/community facility		Red –over 1.125 km (over 15 minutes walk time) Amber within 1.125 km (within 15 minutes walk time) Green - Within 750m (10 mins walk time)
	Bus Stop		Red – over 800m from a frequent service. Or located on the route of an infrequent service. Amber – between 400 and 800 m of a stop that is served by a frequent service,

SA Objective	Site Selection Criteria		Data/Information	Scoring Guidance
		Train Station		<p>Green - less than 400m to a stop that is served with a frequent service.</p> <p>Red – Over 1200 m</p> <p>Amber – Between 400-800/1200 m of a rail station or halt</p> <p>Green - less than 400m from a rail station or halt</p> <p>Note the name of the station. Stations served and frequency of service can be checked</p>
To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings or brownfield land	Will the development re-use brownfield land?		Agent / land owner Call for Sites submission form/ site visit	<p>Red – 0-25% is previously developed land</p> <p>Amber – 26%-75% is previously developed land</p> <p>Green -76-100 % is Previously Developed Land</p>
	Is the site potentially subject to contamination or other ground condition issues?		Agent/landowner GIS	<p>Red –Contamination issues unlikely to be resolved through development</p> <p>Amber – Contamination issues but the development of the site could lead to cleaning up.</p> <p>Green - No contamination issues or the development of the site would lead to the site being cleaned.</p>

SA Objective	Site Selection Criteria	Data/Information	Scoring Guidance
	Would there be loss of best and most versatile agricultural land	GIS Agent / land owner Call for Sites submission form	Red – Loss of grade 1, 2 land(comment on percentage) Amber – loss of green field land 3a and 3b, 4, 5 grade land Green - Previously developed land
	Is the development within or does it impact on a mineral safeguarding area	GIS Agent/landowner Call for Sites submission form/ NYCC	Red –Entirely within a safeguarding area Amber – partly within a safeguarding area Green -outside a safeguarding area
To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	Is there scope to develop or improve green infrastructure through the development?	GIS Site visit Green Infrastructure Study	Red – The site is not near to GI corridor, there is limited scope to develop or improve the GI/A large mixed use site within the GI could have an adverse impact. Amber – The site is within or adjacent to the GI and could have a potential negative impact but may provide an opportunity through careful design and landscaping to improve the environment Green - The site is adjacent to the GI corridor and presents an opportunity to improve links the GI network
	Is the site prominent in any significant views towards a settlement?	Site visit	Red – The site is open and prominent in significant views towards

SA Objective	Site Selection Criteria	Data/Information	Scoring Guidance
			<p>the settlement - where built development will have a negative impact</p> <p>Amber – The site is open and prominent but sensitive design would reduce the impact of built development</p> <p>Green - The site is not prominent in any significant views towards a settlement.</p>
	<p>What is the impact on form and character of a settlement?</p>	<p>Site visit</p>	<p>Red –significant impact which could not be mitigated through careful design. Where a site is prominent in views in to the settlement. The scale and location of the site does not reflect, and has a poor relationship with, the existing built form. Development would have a detrimental impact on the open character and appearance of the surrounding countryside. It would not retain important glimpses into the open. Development would constitute ribbon development. The development of the site would lead to coalescence of settlements. Detrimental impact on natural built and historic environment</p> <p>Amber – The site has the potential to impact on the character and form of the settlement but careful design could mitigate against the potential</p>

SA Objective	Site Selection Criteria	Data/Information	Scoring Guidance
			<p>impact with careful consideration to height, scale, roofscape, density, layout etc.</p> <p>Green - The site would form a natural infill or extension and is within or immediately adjacent to the built form. The site is not prominent in significant views into the settlement. The site does not impact negatively on important glimpses into the open country side and beyond</p>
	<p>Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?</p>	<p>Site visit/GIS</p>	<p>Red – Adjacent to existing employment (heavy industry)/ Airfield in use/ within air quality management zone/Large farmyard</p> <p>Amber – Adjacent to an employment site (general/office), Within aerodrome safeguarding area/ Road with high volume of traffic/near servicing delivery entrances of commercial units/Farm Yard</p> <p>Green - few non-conforming uses within vicinity of the site, minor road.</p>
	<p>Is the proposed preferred use for the site appropriate to the land uses of the surrounding land (north, south, east, west)?</p>	<p>Site visit/Call for sites submission</p>	<p>Red – surrounded by non-conforming uses – where residential development proposed adjacent to busy commercial/industrial</p>

SA Objective	Site Selection Criteria	Data/Information	Scoring Guidance
			<p>estate with heavy industry/major Railway or major road.</p> <p>Amber – for residential if next to a service or delivery entrances for commercial uses (shops/offices) or a railway but not frequent line, or fronts onto main road, or workshop garage or active farm yard.</p> <p>For mixed use or employment use (office) next to residential</p> <p>Green -For residential – surrounded by residential or greenfield. For employment/Mixed other associated uses.</p>
To reduce level of waste produced and ensure opportunities for re-use locally are maximised	Will the development contain individual / communal site waste facilities / infrastructure?	Agent landowner	<p>Red –</p> <p>Amber –</p> <p>Green - All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present. Score Green until further information is received</p>
To ensure all development is resilient to climate change and reduce the risk of flooding.	Is part of the site or whole site in Flood Zone 3?	GIS/SFRA	<p>Red – Yes if whole site or majority of the site is in floodzone 3 and proposed use is residential</p> <p>Amber – If site is for employment or if proposed for residential only a small proportion of the site is in flood zone 3</p>

SA Objective	Site Selection Criteria	Data/Information	Scoring Guidance
			Green -it the site is not within flood zone 3
	Is part of the site or whole site in Flood Zone 2?	GIS/SFRA	Red – Yes if whole site or majority of the site is in floodzone 2 and proposed use is residential Amber – Yes site is for employment/part of the site if residential Green -Not within the flood zone.
	Does the site have a history of surface water flooding?	GIS Agent / land owner Strategic Flood Risk Assessment	Red – Yes Amber – Part of the site to the edge of the site Green -no history of surface water flooding.
	Will development increase the risk of flooding?	Agent / land owner Environment Agency/ SFRA	Red – whole or part of site is within flood zone 3/history of surface water flooding Amber – there is a history of surface water flooding adjacent to the site, new development in that location could increase flooding . Dependent on mitigation. All new development could be considered to lead to an increase in the risk of flooding due to materials used, increase in surface water run off Green -site is within flood zone 1/no history of surface water flooding on or near the site.

SA Objective	Site Selection Criteria	Data/Information	Scoring Guidance
	Can any increase in risk of flooding be mitigated?	Agent / land owner	<p>Red –</p> <p>Amber –</p> <p>Green -</p> <p>The response here is dependent on the response above if green above, response is N/A Green. It is assumed that in most cases the response will be Amber (depends on scale of development and mitigation) unless advised otherwise by the EA or SFRA consultants</p>
To maintain and enhance the quality and character of the landscape and protect the special qualities of the AONB's and National Park.	Does the site have a negative impact on the setting of the National Park or AONB?	Site Visit/Natural England Response/GIS	<p>Red – Site is within AONB. Any development will be assessed in accordance with AONB management plan.</p> <p>Amber – Site is within buffer zone as identified by NE.</p> <p>Green - will not have an impact on the setting of a national park or AONB</p>
To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage	Is the development in a Conservation Area?	GIS/ Historic England	<p>Red – Within a conservation area</p> <p>Amber – adjacent to a conservation area, within the buffer zone or marginally overlaps with CA.</p> <p>Green - not near a conservation area</p>

SA Objective	Site Selection Criteria	Data/Information	Scoring Guidance
	Would development affect the character and appearance of the Conservation Area?	GIS/ Historic England	<p>Red – The site is within a conservation area. The impact of the development could not be mitigated.</p> <p>Amber – The site is within the buffer zone or marginally overlaps with the CA, but there is scope to mitigate against any impact through careful design</p> <p>Green -The site is not in or near to a conservation area./Development will enhance ore better reveal elements which contribute to the significance of the heritage asset</p>
	Would development affect the setting and/or significance of a Listed Building?	GIS/ Historic England	<p>Red – The site includes or is within the grounds of a listed building and impact could not be mitigated through the design of the development</p> <p>Amber – The site is within the buffer zone but impact could be mitigated against through good design</p> <p>Green -No impact on the setting and or Significance of a listed building/ Development will enhance ore better reveal elements which contribute to the significance of the heritage asset</p>

SA Objective	Site Selection Criteria	Data/Information	Scoring Guidance
	Will the development of the site affect non-designated heritage assets?	GIS/ Conservation Officer	Red – site is within non-designated heritage asset (ie, park and garden).
	Would the development affect an important non-designated archaeological site?	GIS/ Conservation Officer	Red – A significant impact that cannot be mitigated against Amber – within buffer zone, potential for impact but scope to mitigate through careful siting and design Green -No impact/ Development will enhance ore better reveal elements which contribute to the significance of the heritage asset
	Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	GIS/ Historic England	Red – Significant adverse impact that could not be mitigated. Amber – within 300m buffer zone but scope to mitigate Green - outside buffer zone
	Will development of the site affect the setting of an elevated conservation area?	GIS/ Historic England	Red – Significant adverse impact that could not be mitigated. Amber – potential for impact but scope to mitigate. Green - No impact
	Would development affect the setting of a Scheduled Ancient Monument?	GIS/ Historic England	Red –Site is on site of Scheduled Ancient Monument Amber – Site is within buffer of scheduled ancient monument

SA Objective	Site Selection Criteria	Data/Information	Scoring Guidance
			Green - site is outside of buffer of scheduled ancient monument/ Development will enhance ore better reveal elements which contribute to the significance of the heritage asset
To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?		Red – Employment sites Amber Green - All sites that are put forward for residential development will be expected to meet policies on size type and tenure.
	Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?		Red – the site is under the current thresholds for affordable housing provision Amber – Green - All sites above the current threshold will be assumed to meet policies on affordable housing . To be reassessed following viability work
To reduce crime and the fear of crime.	Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour		Red – Amber – Green - All new development will be expected to adopt good design standards considering the principles of secure by design.
To provide a range of good quality	Is there scope to safeguard land for future expansion of a business?	Agent / land owner	Red – residential site

SA Objective	Site Selection Criteria	Data/Information	Scoring Guidance
<p>employment opportunities available to all local residents.</p> <p>To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations</p>		Call for Sites submission form	<p>Amber – Mixed use sites near to existing employment centres where a commitment to providing some employment land is provided</p> <p>Green -Sites put forward for employment use</p>
	How many direct jobs will be created as a result of development?	Agent / land owner	<p>Red – residential sites</p> <p>Amber – mixed use sites</p> <p>Green - large employment sites or large mixed use sites with a commitment to substantial element of employment creating uses.</p>
	What type of jobs or apprenticeships will be created?	Agent / land owner	<p>Red –Residential sites</p> <p>Amber – small employment/ mixed use sites</p> <p>Green - Large employment sites</p> <p>Unknown at this stage.</p>
	Will the proposed development enable expansion of an existing site or business?	<p>Agent / land owner</p> <p>Call for Sites submission form</p>	<p>Red –Residential Development</p> <p>Amber – New employment sites not adjacent to existing employment land.</p> <p>Green -land put forward by existing business owners within the district</p>

Stage 2 Site Selection Criteria

13.14 Following the assessment of each site against the above criteria which formed stage 2 of the site selection process, the colour coding was used to assist with the comparison of sites and in determining the preferred option sites in conjunction with the scoring against acceptability of highways access which falls under the stage 3 of the site selection methodology.

13.15 Biodiversity data for sites has not been available during the stage 2 assessment and has not informed the assessment process. This data will feed into stage 3 of the site selection process.

Stage 3 Viability and Deliverability

13.16 Stage 3 of the site selection is to assess the deliverability and viability of sites. The Call for Sites submission form was designed to enable early collection of some of the information required to assess a sites deliverability and viability. At this stage only limited information has been collected on viability and deliverability and viability assessments have not been possible. The information that has been collected has been assessed, this includes comments from North Yorkshire County Council on Highways. Where available, these Highway comments have been used to inform the selection of sites for the preferred options.

13.17 The guidance detailed in table 65 provides an indication of the type of information that will be considered as part of the stage 3 assessment.

Site selection Criteria	Source of Information/Data	Scoring Guidance
Timeframe for when site is available for development? 0-5 years 6-10 years 11-15 years 16-20 years 20 years or more	Call for Sites submission form	Red – over 5 years Amber – within 0-5 years Green - immediately
Are there any ownership or title constraints? (need to provide copy of title).	Call for Sites submission form	Red – yes significant constraints which would affect access into the site/ Development of the Amber – The site is in multiple ownership/ there are constraints affecting a small proportion of the site which would not prohibit/limit access or level of development Green -No known constraints/ The site is in single ownership.
Is the site vacant or occupied and if occupied what is timeframe for existing use to cease?	Call for Sites submission form	Red – Occupied expected to vacate late in the plan period Amber – Occupied but expected to vacate in the short or medium term/ Green -the site is vacant/ or will be vacant shortly

Site selection Criteria	Source of Information/Data	Scoring Guidance
Are there existing buildings on site that require relocation before site could be developed?	Call for Sites submission form / Site visit	Red –yes Amber – only affects part of the site Green -no
What timeframe would relocation require?	Call for Sites submission form	Red – By the end of the plan period Amber – short term to medium term Green -immediate
Has the site been marketed for sale?	Call for Sites submission form	Red – No Amber – yes but for an alternative use Green -Yes
Is the site owned by a developer?	Call for Sites submission form	Red –No Amber – Green -Yes
Does developer have an option on the land?	Call for Sites submission form	Red – No Amber – Green - Yes
Are there any abnormal costs associated with bringing forward this site for development, eg contaminated land?	Call for Sites submission form	Red – Yes – Significant costs rendering site unviable Amber – Yes –impact on viability Green -No
Are there any other restrictions which would delay the site being brought forward and could these be overcome?	Call for Sites submission form	Red – Yes – cannot be overcome in the plan period Amber – Yes but can be overcome within the plan period Green -No
Is there appropriate access to utilities such as water, power (electricity, gas), sewerage, drainage, broadband?	Call for Sites submission form/Utility providers	Red – No – significant costs would be involved in improving access Amber – No – but costs of servicing would not affect viability Green -Yes

Site selection Criteria	Source of Information/Data	Scoring Guidance
		Standard Response – Utilities companies to advise
Are there any improvements to utilities required?	Call for Sites submission form/ Utility providers	<p>Red –Significant improvements to be made, risk to viability</p> <p>Amber –Some improvements to be made/ Already planned for/ more than one site would contribute</p> <p>Green -No required improvements</p> <p>Standard Response – Utilities companies to advise</p>
What assumptions have been made in terms of financial contributions to the development (% of affordable housing, CIL, contributions to open space, sport, recreation)?	Agent / land owner Call for Sites submission form	<p>Red – No assumptions made for any contributions towards CIL, Affordable Housing, Space Standards, open space</p> <p>Amber – some assumptions made</p> <p>Green -assumes 40/50% affordable housing, contributions to open space, CIL contributions, Space standards</p> <p>Standard Response - not known at present.</p>
What would be impact on viability of providing a carbon neutral development?	Call for Sites submission form	<p>Red – The scheme would be unviable</p> <p>Amber – It would affect the viability of the scheme</p> <p>Green -There would be little or no impact on viability of the scheme</p> <p>Standard Response - Not known at present</p>
Is there potential for a suitable access to a highway (adopted or non adopted)?	Call for Sites submission form/ Site Visit/ NYCC highways	<p>Red – No – Limited visibility, visibility unlikely to be achieved. No frontage to an adopted highway (single track (farm track/green lane).</p> <p>Amber – Possible but works required/developer required to demonstrate that a safe and suitable access can be achieved</p> <p>Green - Yes.. where NYCC do not indicate any difficulties and access direct to an adopted highway.</p>

Site selection Criteria	Source of Information/Data	Scoring Guidance
Will off site work be required and what will be impact on viability?	Call for Sites submission form/ NYCC highways	Red – Substantial off site works required that make the scheme unviable Amber – Off site works required which affect viability Green -no works or limited works required which have no or limited impact on viability
Is there sufficient capacity in the highways network to accommodate the development?	Call for Sites submission form	Red – No capacity substantial improvement required Amber – no capacity/limited capacity – improvements required but would not render a scheme unviable Green -Yes sufficient capacity Standard Response - Highways to advise

: Stage 3 Viability and Deliverability

Next Steps

13.18 The preferred options sites reflect the outcomes of the stage 2 assessment and response from North Yorkshire County Council on Highways matters, part of the stage 3 assessment. Stage 3 remains to be completed. This will be completed over the next few months. Promoters of sites will be contacted and advised of the outcome of stage 2 assessment and should they wish to pursue the allocation of their site through the local plan process, we will require additional information on viability and deliverability. Sites must be viable and deliverable to be supported through the Local Plan process.

13.19 As a result of stage 3 of the selection process, some sites which are currently identified as preferred in this Preferred Options document may no longer be supported and those sites which are currently presented as not preferred sites in this document or new sites submitted as part of the Preferred Options Consultation, may replace those sites.

13.20 We will seek to establish viability of sites on a consistent basis, therefore we will establish a range of assumptions in order to test the viability of sites. The guidance in the table above will be adapted to reflect the process to be established. The deliverability and viability of sites will be informed by the continued work with Infrastructure provides as we prepare the Infrastructure Plan. The emerging evidence base, duty to cooperate discussions, and response to the consultation on the preferred sites within this document will also feed into the assessment of viability and deliverability of sites and inform the final selection of sites.