



Hambleton District Council

Local Plan

Sustainability Appraisal of Alternative Sites

March 2017

Contents

1. Summary
2. Introduction and Context
3. Information Requirements
4. Sustainability Appraisal
5. Proposed Mitigation Measures

Appendices

1. Site Selection Methodology
2. Site Assessment Summary
3. Full Assessment of Sites

1. Summary

This report sets out the Sustainability Appraisal and Strategic Environmental Assessment of the Alternative Sites submitted for consideration as part of the Hambleton Local Plan.

Sustainability is about making sure that the decisions we take now will help to ensure that our quality of life improves, not just in the short term, but for future generations too. So a sustainability appraisal is, in essence, a technique for considering how much a plan will contribute to the different environmental, social and economic factors that contribute to our quality of life. The purpose of this report is to ensure that Sustainability Appraisal is integrated into decisions for the alternative site options for the local plan.

This document therefore;

- Assesses the Alternative Sites against the sustainability objectives.

Consultation

Consultation on this document will help to ensure that the Sustainability Appraisal is comprehensive, robust and adequate to support the Local Plan. In accordance with the statutory requirements the three Strategic Environmental Assessment bodies have been consulted (Historic England, Environment Agency and Natural England) alongside other consultees as part of the consultation on the Issues and Options Consultation, the Preferred Options Sustainability Appraisal report and this appraisal of the alternative sites.

Comments should be sent to planningpolicy@hambleton.gov.uk

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All comments should be received by 5pm on 2nd June 2017

2. Introduction and Context

This report is a sustainability appraisal on the Alternative Sites for the Hambleton Local Plan.

This report should be read in conjunction with the report produced to support the Preferred Options document which was consulted on in late 2016.

The Local Plan

The North York Moors National Park Authority is the planning authority for the National Park and therefore the Hambleton Local Plan refers only to the area outside of the Park.

The District Council began to prepare the new Local Plan during the summer of 2015 with a series of consultation events on what issues the plan needed to address. The basis of these workshops was used to draft an Issues and Options consultation document which was consulted on during January and February 2016. In addition a Call for sites exercise was carried out between June 2015 and February 2016, which resulted in 512 sites being put forward. An initial Sustainability Scoping Report was prepared to accompany the Issues and Options Consultation in January 2016.

Consultation on the Preferred Options Consultation took place between October and December 2016 and as a response to the consultation a total of 83 alternative sites were submitted to the Council for consideration. These additional sites have been assessed in the same way as those sites presented in the Preferred Options consultation document as set out in the Site Selection Methodology at appendix 1.

The new Local Plan will be a single document which 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.

Sustainability Appraisal

Sustainability Appraisal and Strategic Environmental Assessment

In order to ensure that new plans and strategies contribute towards sustainable development section 180(5) of the Planning Act 2008 requires that all development plan documents are subject to a sustainability appraisal throughout their production. The National Planning Policy Framework explains that a sustainability appraisal aims to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives will help to achieve relevant environmental, economic and social objectives. This process is an opportunity to consider ways by which the plan can contribute to improvements in environmental, social and economic conditions, as well as a means of identifying and mitigating any potential adverse effects that the plan might otherwise have. By doing so, it can help make sure that the proposals in the plan are the most appropriate given the reasonable alternatives. It can be used to test the evidence underpinning the plan and help to demonstrate how the tests of soundness have been met. Sustainability appraisal should be applied as an iterative process informing the development of the Local Plan.

In addition the requirements of the Strategic Environmental Assessment Directive must also be complied with. The Strategic Environmental Assessment Directive is a European Union requirement that seeks to provide a high level of protection of the environment by integrating environmental considerations into the process of preparing certain plans and programmes. The aim of the Directive is “to contribute to the integration of environmental considerations

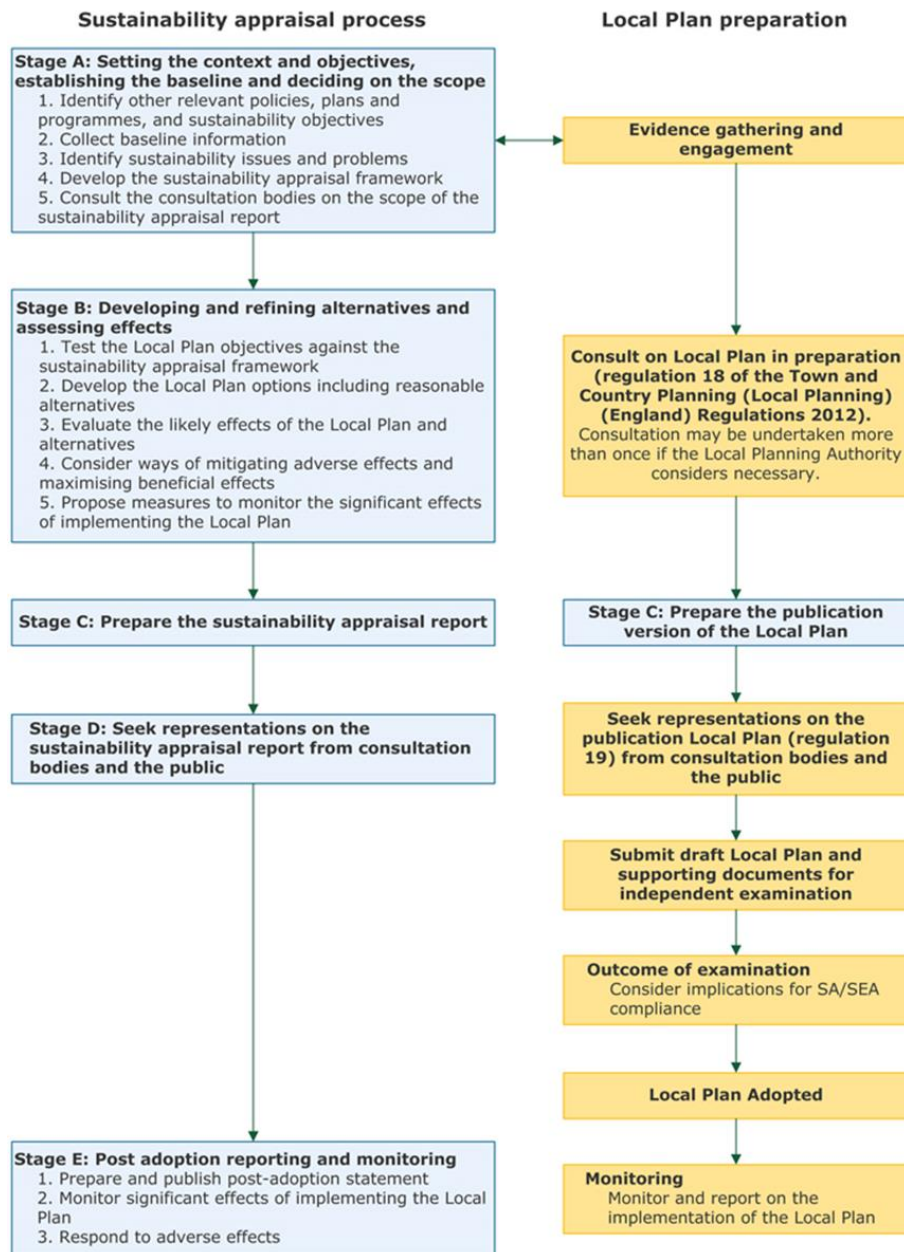
into the preparation and adoption of plans and programmes with a view to promoting sustainable development, by ensuring that, in accordance with this Directive, an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment.”

The Strategic Environmental Assessment Directive is implemented in England through the Environmental Assessment of Plans and Programmes Regulations 2004. Where the Directive applies there are some specific requirements that must be complied with and which, in the case of Local Plans, should be addressed as an integral part of the sustainability appraisal process.

Both processes have been undertaken together and the term Sustainability Appraisal, used throughout the rest of this report, refers to both assessments.

Sustainability Process

The guidance for undertaking Sustainability Appraisal as set out in the Planning Practice Guidance sets out a five stage process which is outlined in the diagram below (<http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/>)



Scoping

Stage A of this process has been completed through the preparation of the Scoping Report which accompanied the Issues and Options consultation document. The Local Plan and Sustainability Appraisal Scoping Report should be set in the context of national, regional and local plans and therefore a review has been undertaken of existing plans and this will be updated throughout the preparation of the Local Plan. The review ensures that the objectives of the Local Plan generally adhere to objectives in other plans and information from this review has also been used to assist with setting the sustainability objectives. A summary of the review is attached at Appendix 1 of the Scoping Report.

In order to predict the impacts of the Local Plan policies on environmental, social and economic factors it is essential to establish the current state of these factors. The baseline will be reviewed on an ongoing basis through the preparation of the Local Plan.

Preferred Options Consultation Document

As mentioned earlier a Sustainability Report was produced to accompany the consultation on the Preferred Options in late 2016.

Submission Document

Following this consultation the responses and recommendations of this Sustainability Report of the alternative sites further work will be undertaken, taking into account the comments received to both consultations in order to inform the preparation of a Publication version of the Local Plan. This will provide an opportunity for further input before the plan is submitted to the Secretary of State for independent examination.

Sustainability Objectives

The Scoping Report which was prepared at the Issues and Options stage set fourteen Sustainability Objectives. The Objectives were established following a review of existing plans and consideration of key environmental, social and economic issues in the Plan area. Comparison of the emerging Local Plan policies and sites allows the Sustainability Appraisal to consider the extent to which it is likely to deliver a locally defined understanding of sustainable development.

1. To protect and enhance biodiversity and geo-diversity.
2. To protect and enhance water quality and reduce water consumption.
3. To protect and improve air quality and reduce climate change, in particular by providing a transport network which encourages the use of public transport, cycling and walking and minimises traffic congestion.
4. To protect and enhance soils and make the most efficient use of land through optimising opportunities for the re-use of existing buildings or brownfield land.
5. To provide a good quality built environment, including green spaces and green infrastructure corridors and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised.
7. To ensure all development is resilient to climate change and reduce the risk of flooding.
8. To maintain and enhance the quality and character of the landscape and protect the special qualities of the AONBs and National Park.
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and wellbeing improves.
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.

11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity to meet their housing needs.
12. To reduce crime and the fear of crime.
13. To provide a range of good quality employment opportunities available to all local residents.
14. To provide conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations.

These objectives are considered to address the topics identified in the SEA Directive as issues for consideration in an Environment Report (see page 13, section 6 of http://www.legislation.gov.uk/ukxi/2004/1633/pdfs/ukxi_20041633_en.pdf)

The 2004 Planning and Compulsory Purchase Act requires that the Council consult the statutory bodies of Historic England, Natural England and the Environment Agency on the Scoping Reports. Consultation took place with these bodies in February 2016 and the scoping report has been amended accordingly and their views taken considered in the preparation of this report.

STAGE B – Developing and Refining Options

Sustainability Appraisal Process

Stage B of the Sustainability Appraisal process is developing and refining options and the first stage is testing the proposed Local Plan policies and sites against the Sustainability Appraisal Objectives.

The SEA Directive requires:

- “reasonable alternatives taking account the objectives and the geographical scope of the plan or programme are identified, described and evaluated”
- “the likely significant effects on the environment, including issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship with the above factors”
- “an outline of the reasons for selecting the alternatives dealt with and a description of how the assessment was undertaken including any difficulties (such as deficiencies or lack of know how) encountered in compiling the required information”.

The Sustainability Appraisal methodology follows these requirements and was set out in the Scoping Report February 2016.

The Sustainability Appraisal of the Local Plan will be used in the following ways:

- To assess options for the Local Plan
- To assess the vision and objectives of the Local Plan
- To assess and inform the selection of potential sites
- To identify any mitigation measures which can be built into the Local Plan

The sustainability objectives themselves will be used for assessing the options, objectives and policies of the Local Plan. The assessments will be undertaken in terms of the criteria below:

+ positive impact	Policy is consistent with meeting the objective, either by having no negative impact or by positively influencing change in accordance with the objective.
- Negative impact	The policy will hinder achievement of this objective.
= Neutral impact	The policy will have a neither a positive nor a negative impact upon this objective
U Uncertain Impact	The policy may hinder achievement of this objective, but may have no negative impact. This will depend upon implementation.
O No direct link	There is no direct link between the nature of the policy and the nature of the objective.

Sustainability Appraisal should identify the cumulative and significant effects upon sustainability objectives. The assessment of cumulative effects will involve looking at the effects upon each sustainability objective in turn. This assessment will then assist in determining whether there are likely to be any significant effects.

Assessment of Sites

A 'Call for Sites' exercise ran between June 2015 and February 2016 and a total of 512 sites were submitted, 468 of these were for residential use, 11 for employment (including mixed use) plus 33 Green Sites.

The Council has prepared a Site Selection Methodology which will be used to assess the sites which have been submitted as part of the Local Plan process as attached at Appendix 1. The Sustainability Objectives are embedded within the Site Selection Methodology.

The Site Selection Methodology has comprises three stages:

- Stage 1 – Assesses the site against key eligibility criteria
- Stage 2 – an assessment against the Local Plan Sustainability Objectives
- Stage 3 – an assessment of the deliverability and viability of sites.

The sites were assessed as set out below:-

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

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

Green: = Non-adverse effect: The site performs well against the relevant SA objective.

As a result of the Stage 1 sift, 11 sites were removed from the exercise. All of the sites were excluded as they fell below the minimum size threshold of 0.2ha.

From the 415 that progressed to Stage 2 a total of 140 were identified as Preferred Sites and 265 were Not Preferred. A summary of these assessments can be seen in the report which accompanied the Preferred Options Consultation document.

Alternative Sites

From the total 83 alternative sites which have been assessed 26 are preferred, whilst 57 are not preferred.

A number of the sites are likely to have significant adverse impacts on some of the sustainability objectives, however impacts could be mitigated through the details of the proposals which will help to inform the next stage of the Local Plan. Further work on Stage 3 of the process will be undertaken to inform the Publication version of the Local Plan.

Cumulative Impacts of the Preferred Options and Alternative Sites Document

A more detailed assessment of the cumulative impacts is required in order to identify where the main adverse impacts could arise to enable these to be addressed and monitored. This is provided in the table on the following page.

Sustainability Objectives	Cumulative Impact
1. To protect and enhance biodiversity and geo-diversity.	The preferred options will cumulatively have uncertain effects on this objective.
2. To protect and enhance water quality and reduce water consumption.	The preferred options will cumulatively have uncertain effects on this objective.
3. To protect and improve air quality and reduce climate change, in particular by providing a transport network which encourages the use of public transport, cycling and walking and minimises traffic congestion	The preferred options will cumulatively have positive impacts on this objective.
4. To protect and enhance soils and make the most efficient use of land through optimising opportunities for the re-use of existing buildings or brownfield land.	The preferred options will not have positive impacts as there limited resources of brownfield land to meet the housing and employment requirements.
5. To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	The preferred options will cumulatively have positive impacts on this objective.
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised.	The preferred options will cumulatively have positive impacts on this objective.
7. To ensure all development is resilient to climate change and reduce the risk of flooding.	The preferred options will cumulatively have positive impacts on this objective.
8. To maintain and enhance the quality and character of the landscape and protect the special qualities of the AONBs and National Park.	The preferred options will cumulatively have uncertain effects on this objective.

Sustainability Objectives	Cumulative Impact
9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and wellbeing improves?	The preferred options will cumulatively have positive impacts on this objective.
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	The preferred options will cumulatively have positive impacts on this objective.
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity to meet their housing needs.	The preferred options will cumulatively have positive impacts on this objective.
12. To reduce crime and the fear of crime	The preferred options will cumulatively have positive impacts on this objective.
13. To provide a range of good quality employment opportunities available to all local residents.	The preferred options will cumulatively have positive impacts on this objective.
14. To provide conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations.	The preferred options will cumulatively have positive impacts on this objective.

Implementation and Monitoring

The SEA Directive requires significant environmental effects of implementing the Plan to be monitored in order to identify unforeseen adverse effects and be able to undertake remedial action. Indicators for monitoring performance against the sustainability objectives will be drafted as part of the Publication version of the Plan.

Next Steps

This report on the Alternative Sites will also be made available to those organisations and people who the council consider may have an interest or are able to have relevant input. All the consultees on the Local Plan consultation database will also be invited to comment on the report through the council's online consultation portal at <http://consult.hambleton.gov.uk/portal>

A further Sustainability Appraisal will be undertaken on the cumulative impacts of the Local Plan will be prepared in the next few months in order to inform the preparation of the next stage of the Local Plan.

Appendix 1 – Site Selection Methodology

Introduction

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.

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.

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

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.

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

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. http://hambleton.gov.uk/downloads/download/274/call_for_sites_2015_-_application_form

Stage 1 - Site Eligibility Criteria

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.

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?

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.

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, naphthanaptha 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 and petrol pipelines.
3. Is the site within the Greenbelt?

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.

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

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	Commentary/guidance
1. To protect and enhance biodiversity and geo-diversity.	Q.1 Would the development impact on nationally and internationally protected sites (SSSI, SINC) in close proximity to the site? (500m buffer)	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
	Q.2 Does the site have any biodiversity issues?	Red – Data indicates area of high biodiversity value Amber – as observed on site there is a potential for biodiversity (hedges, stone, walls, trees, presence of derelict buildings which may host wildlife) Green – limited potential for biodiversity/observations and data. Limited opportunities on site providing habitat. Extensively grazed land, previously developed land with hardstanding.
	Q.3 Would the development impact on a local nature reserve? (500m Buffer)	Red – the site is wholly or partly within a nature reserve. Amber – If the site is adjacent to a nature reserve (within 500m) Green – The site is not within 500m of a local nature reserve
	Q.4 Are there any TPO trees on the site?	Red – Yes Amber – None on site, but immediately adjacent and could affect Green – None adjacent to or near
2. To protect and enhance water and reduce water consumption	Q.5 Is the site within a source protection zone 1, 2 or 3?	RED - In zone 1 and employment/General Industry/Petrol Filling Stations Zone is proposed. Amber – In Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment. Green – Not within a source protection zone
3. To protect and improve air quality and reduce climate change, in particular by	Q.6 Will the development promote low and zero carbon technologies and renewable sources	Red – Amber – Green - All residential development should address energy efficiency and sustainable building practices in line with relevant national standards. Employment development should

<p>providing a transport network which encourages the use of public transport, cycling and walking and minimises traffic congestion</p> <p>9. To ensure all groups of the population have access to adequate leisure facilities, recreational activities, health services, education and training opportunities and to ensure health and well-being improves</p>			have the potential to be Green if they follow BREEAM standards.
	Q.7 Is there links to footpaths and cycle routes?		<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>
	Q.8 Is there potential for new links to footpaths and cycle routes?		<p>This should reflect the scoring and commentary above and commentary from NYCC highways</p> <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>
	Q.9 Is there access to superfast broadband service?		<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>
	Q.10 Does the site have good connectivity to the following	Employment area (including town centre)	<p>Red – Further than 1600m – Most villages</p> <p>Amber – 800-1600m amber</p> <p>Green - less than 800m</p> <p>This should relate to major employment centres within the main</p>

	services and facilities? Measure distance between site and facility		industrial estates (including Leeming and Dalton), and the five main service centres, or employment centres outside the district. In general all villages will be assumed to score red due to the limited nature of employment provided within the village
		Primary school	Red –Over 1200m Amber – between 400m and 800/1200m 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.
		Healthcare centre or facility (GIS relates to GP's only)	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, Green - less than 400m to a stop that is served with a frequent service.
		Train station	Red – Over 1200 m Amber – Between 400-800/1200 m of a rail station or halt Green - less than 400m from a rail station or halt Note the name of the station.

			Stations served and frequency of service can be checked
4. To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings or brownfield land	Q.11 Will the development re-use brownfield land?		<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>
	Q.12 Is the site potentially subject to contamination or other ground condition issues?		<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>
	Q.13 Would there be loss of best and most versatile agricultural land		<p>Red – Loss of grade 1, 2 land(comment on percentage)</p> <p>Amber – loss of green field land 3a and 3b, 4, 5 grade land</p> <p>Green - Previously developed land</p>
	Q.14 Is the development within or does it impact on a mineral safeguarding area		<p>Red –Entirely within a safeguarding area</p> <p>Amber – partly within a safeguarding area</p> <p>Green -outside a safeguarding area</p>
5. To provide a good quality built environment, including	15. Is there scope to develop or improve green infrastructure through the development?		<p>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.</p>

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.		<p>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</p> <p>Green - The site is adjacent to the GI corridor and presents an opportunity to improve links the GI network</p> <p>For Greenspace designations - Green and The site is within the north Yorkshire green infrastructure corridor. Greenspace designation would retain this element and could provide opportunities to enhance the green infrastructure in this location.</p>
	Q.16 Is the site prominent in any significant views towards a settlement?	<p>Red – The site is open and prominent in significant views towards 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>
	Q.17 What is the impact on form and character of a settlement?	<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 impact with careful consideration to height, scale, roofscape, density,</p>

		<p>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>
	Q.18 Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	<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>
	Q.19 Is the proposed preferred use for the site appropriate to the land uses of the surrounding land (north, south, east, west)?	<p>Red – surrounded by non-conforming uses – where residential development proposed adjacent to busy commercial/industrial 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>
6. To reduce level of waste produced and ensure opportunities for re-use locally are maximised	Q.20 Will the development contain individual / communal site waste facilities / infrastructure?	<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>
7. To ensure all development is resilient to	Q.21 Is part of the site or whole site in Flood Zone 3?	<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</p>

climate change and reduce the risk of flooding.		proposed for residential only a small proportion of the site is in flood zone 3 Green -it the site is not within flood zone 3
	Q.22 Is part of the site or whole site in Flood Zone 2?	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.
	Q.23 Does the site have a history of surface water flooding?	Red – Yes Amber – Part of the site to the edge of the site Green -no history of surface water flooding.
	Q.24 Will development increase the risk of flooding?	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.
	Q.25 Can any increase in risk of flooding be mitigated?	Red – Amber – Green - 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
8. To maintain and enhance the quality and character of the landscape and protect the special qualities of	Q.26 Does the site have a negative impact on the setting of the National Park or AONB?	Red – Site is within AONB. Any development will be assessed in accordance with AONB management plan. Amber – Site is within buffer zone as identified by NE. Green - will not have an impact on the setting of a national park or AONB

the AONB's and National Park.		
10. To preserve and where feasible enhance the historic environment and improve understanding of local cultural heritage.	Q.27 Is the development in a Conservation Area?	<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>
	Q.28 Would development affect the character and appearance of the Conservation Area?	<p>Red – The site is within a conservation area. The impact of the development could not be mitigated. CLB /HE to advise</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 CLB and HE to advise</p> <p>Green -The site is not in or near to a conservation area./Development will enhance or better reveal elements which contribute to the significance of the heritage asset CLB and HE to advise</p>
	Q.29 Would development affect the setting and/or significance of a Listed Building?	<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 or better reveal elements which contribute to the significance of the heritage asset</p>
	Q.30 Will the development of the site affect non-designated heritage assets?	<p>Red – site is within non-designated heritage asset (ie, park and garden).</p> <p>Amber – site is within buffer of non-designated heritage asset (ie, park and garden)</p> <p>Green - No impact on the asset/ Development will enhance or better reveal elements which contribute to the significance of the heritage asset</p>
	Q.31 Would the development affect an important non-designated archaeological site?	<p>Red – A significant impact that cannot be mitigated against</p> <p>Amber – within buffer zone, potential for impact but scope to mitigate through careful sitting and</p>

		<p>design</p> <p>Green -No impact/ Development will enhance ore better reveal elements which contribute to the significance of the heritage asset</p>
	Q.32 Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	<p>Red – Significant adverse impact that could not be mitigated.</p> <p>Amber – within 300m buffer zone but scope to mitigate</p> <p>Green - outside buffer zone</p>
	Q.33 Will development of the site affect the setting of an elevated conservation area?	<p>Red – Significant adverse impact that could not be mitigated.</p> <p>Amber – potential for impact but scope to mitigate.</p> <p>Green - No impact</p>
	Q.34 Would development affect the setting of a Scheduled Ancient Monument?	<p>Red –Site is on site of Scheduled Ancient Monument</p> <p>Amber – Site is within buffer of scheduled ancient monument</p> <p>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</p>
11. To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	Q.35 Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	<p>Red – Employment sites</p> <p>Amber</p> <p>Green - All sites that are put forward for residential development will be expected to meet policies on size type and tenure.</p>
	Q.36 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?	<p>Red – the site is under the current thresholds for affordable housing provision</p> <p>Amber –</p> <p>Green - All sites above the current threshold will be assumed to meet policies on affordable housing .</p>
12. To reduce crime and the fear of crime.	Q.37 Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour	<p>Red –</p> <p>Amber –</p> <p>Green - All new development will be expected to adopt good design standards considering the principles of secure by design</p>
13. To provide a range of good quality employment opportunities available to all local	Q.38 Is there scope to safeguard land for future expansion of a business?	<p>Red – residential site</p> <p>Amber – Mixed use sites nr to existing employment centres where a commitment to providing some employment land is provided</p> <p>Green -Sites put forward for employment use</p>

residents. 14. To provides conditions which encourage economic growth, diversification of existing enterprises and investment in both urban and rural locations	Q.39 How many direct jobs will be created as a result of development?	Red – residential sites Amber – mixed use sites Green - large employment sites or large mixed use sites with a commitment to substantial element of employment creating uses.
	Q.40 What type of jobs or apprenticeships will be created?	Red –Residential sites Amber – small employment/ mixed use sites Green - Large employment sites Unknown at this stage.
	Q.41 Will the proposed development enable expansion of an existing site or business?	Red –Residential Development Amber – New employment sites not adjacent to existing employment land. Green -land put forward by existing business owners within the district

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.

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

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.

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	Commentary
Timeframe for when site is available for development? 0-5 years 6-10 years 11-15 years 16-20 years 20 years or more	Red – over 5 years Amber – within 0-5 years Green - immediately
Are there any ownership or title constraints? (need to provide copy of title).	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?	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
Are there existing buildings on site that require relocation before site could be developed?	Red –yes Amber – only affects part of the site Green -no
What timeframe would relocation require?	Red – By the end of the plan period Amber – short term to medium term Green -immediate
Has the site been marketed for sale?	Red – No Amber – yes but for an alternative use Green -Yes
Is the site owned by a developer?	Red –No Amber – Green -Yes
Does developer have an option on the land?	Red – No Amber – Green - Yes
Are there any abnormal costs associated with bringing forward this site for development, eg contaminated land?	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?	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?	Red – No – significant costs would be involved in improving access Amber – No – but costs of servicing would not affect viability Green -Yes
Are there any improvements to utilities required?	Red –Significant improvements to be made, risk to viability Amber –Some improvements to be made/ Already planned for/ more than one site would contribute Green -No required improvements
What assumptions have been made in terms of financial contributions to the development (% of affordable housing, CIL, contributions to open	Red – No assumptions made for any contributions towards CIL, Affordable Housing, Space

space, sport, recreation)?	Standards, open space Amber – some assumptions made Green -assumes 40/50% affordable housing, contributions to open space, CIL contributions, Space standards
What would be impact on viability of providing a carbon neutral development?	Red – The scheme would be unviable Amber – It would affect the viability of the scheme Green -There would be little or no impact on viability of the scheme
Is there potential for a suitable access to a highway (adopted or non adopted)?	Red – No – Limited visibility, visibility unlikely to be achieved. No frontage to an adopted highway (single track (farm track/green lane). Amber – Possible but works required/developer required to demonstrate that a safe and suitable access can be achieved Green - Yes.. where NYCC do not indicate any difficulties and access direct to an adopted highway.
Will off site work be required and what will be impact on viability?	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?	Red – No capacity substantial improvement required Amber – no capacity/limited capacity – improvements required but would not render a scheme unviable Green -Yes sufficient capacity

