

Appendix 3 - Full
Site Assessments

Sustainability Objective	Site ID	ALT/B/004/022	ALT/B/004/023/E	ALT/B/004/024
	Sub Area	Bedale	Bedale	Bedale
	Parish	Aiskew	Aiskew	Aiskew
	Address	Land off Bedale Road, Aiskew Bedale DL8 1DZ	Land Adjacent Vale of Mowbray, Leases Road, Leeming Bar	Fairview Gardens 78,Bedale Road, Aiskew, Bedale
	Current Use	Agriculture	Grass Paddock	Residential Garden
	Preferred Use	Housing	Employment	Housing
	Site Size (HA)	1.18 ha	1.7 ha	0.34 ha
	Total Dwellings	30		10
To Protect and enhance bio-diversity and geo-diversity [SA1]	Would the development impact on nationally and internationally protected sites (SSSI,SINCs) in close proximity to the site? [Q1]	NE: no issues	NE: no issues	NE: no issues
	Does the site have any biodiversity issues? [Q2]	Awaiting Information - to be Completed	Awaiting Information - to be Completed	Awaiting Information - to be Completed
	Would the development impact on a local nature reserve?	no issues	no issues	
	Are there any TPO trees on the site? [Q4]	no issues	no issues	no issues
To Protect and enhance water and reduce water consumption [SA2]	Is the site within a source protection zone 1, 2 or 3? [Q5]			
To protect and improve air quality and reduce climate change To ensure all groups of the population have access to adequate facilities [SA3 & SA9]	Will the development promote low and zero carbon technologies and renewable sources? [Q6]	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.	Employment development should have the potential to be Green if they follow BREEAM standards	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.
	Is there links to footpaths and cycle routes? [Q7]	There is a pavement alongside Bedale road to which site fronts on to. National cycle route along Back lane in fairly close proximity. Public Right of Way on opposite side of road which is in close proximity but pedestrian safety issues to consider.	There are pavements on Leases road which the existing Vale of Mowbray premises front on to. This extension sits behind the existing premises and car parking. Access to pavements would need to be via existing development. Highways to advise. No cycle route links evident. No Public Right of Way in vicinity.	There is a pavement on opposte side of road to which site fronts onto. There is a Public Right of Way in fairly close proximity to site. National cycle route in fairly close proximity could be accessed.
	Is there potential for new links to footpaths and cycle routes? [Q8]	There is a pavement alongside Bedale road to which site fronts on to, providing link to Bedale town centre & Leeming Bar. National cycle route along Back lane in fairly close proximity. Public Right of Way on opposite side of road which is in close proximity but pedestrian safety issues to consider.	There are pavements on Leases road which the existing Vale of Mowbray premises front on to. This extension sits behind the existing premises and car parking. Access to pavements would need to be via existing development. Highways to advise. No cycle route links evident. No Public Right of Way in vicinity.	There is a pavement on opposte side of road to which site fronts onto. There is a Public Right of Way in fairly close proximity to site. National cycle route in fairly close proximity could be accessed.
	Is there access to superfast broadband service? [Q9]	yes	yes	yes
	Does the site have good connectivity to the following services and facilities? [Q10]	Awaiting Information	Awaiting Information	Awaiting Information
To protect and enhance soils and the most efficient use land [SA4]	Will the development re-use brownfield land? [Q11]	no, greenfield site	the extension would be within adjacent farmland	greenfield
	Is the site potentially subject to contamination or other ground condition issues? [Q12]	no issues	no apparent issues	no issues
	Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13]	mainly loss of grade 2 and some loss of grade 3b	loss of grade 2	site is residential garden, not in agricultural use
	Is the development within or does it impact on a mineral safeguarding area? [Q14]	Sand and Gravel & Limestone	In mineral safeguarding area for Sand and Gravel and Clay	Sand and Gravel & Limestone
To provide a good quality built environment. [SA5]	Is there scope to develop or improve green infrastructure through the development? [Q15]	The site is 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	The site is within the GI and could have a potential negative impact but may provide an opportunity through careful design and landscaping to improve the environment	The site is within the GI and could have a potential negative impact but may provide an opportunity through careful design and landscaping to improve the environment
	Is the site prominent in any significant views towards a settlement? [Q16]	The site would be prominent when approaching Aiskew on Bedale road but the site would not block significant views to the settlement. The site is in proximity to housing development at Wilberts Farm which has outline planning permission.	The site is not prominent in significant views towards a settlement.	The site is not prominent in signifcant views towards the settlement. The site is adjacent to the built form of the settlement, so there are existing views of residential development along Bedale road.
	What is the impact on form and character of a settlement? [Q17]	The site is adjacent to a housing site which was identified as a preferred site in the Preferred Options document (B/004/011) which is adjacent to site with outline planning permission at Wilbert's Farm - 15/01240/OUT). In isolation, development of this site does would not fit well with form and character of settlement.	Development on this site would have a limited impact on form and character of the settlement. The site sits closely behind existing residential and employment land.	The site would fit well with the existing form and character of the settlement. It would be adjacent to existing residential development and also opposite a housing site which is currently preferred in the Preferred Options document and opposite a site with existing planning permission at Wilberts Farm.

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e	Site ID	ALT/B/004/022	ALT/B/004/023/E	ALT/B/004/024
	Sub Area	Bedale	Bedale	Bedale
	Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? [Q18]	no issues	The western corner of the site is adjacent to existing residential dwellings at Ashlands Drive and Lowlands Drive. Mitigation from noise and light pollution will need to be factored in to design & layout of any extended premises to avoid impacting on amenity.	Site bounds Wensleydale railway line. Possible increase in intensity of use of railway in future may present noise issues which may need to be considered as part of design. Site fronts on to Bedale road so may need to consider noise mitigation such as setting properties back from road.
	Is the proposed preferred use for the site appropriate to the land uses of the surrounding land (north, south, east, west)? [Q19]	no issues	The western corner of the site is adjacent to existing residential dwellings at Ashlands Drive and Lowlands Drive. Mitigation from noise and light pollution will need to be factored in to design & layout of any extended premises to avoid impacting on amenity.	Site bounds Wensleydale railway line. Possible increase in intensity of use of railway in future may present noise issues which may need to be considered as part of design. Site fronts on to Bedale road so may need to consider noise mitigation such as setting properties back from road.
To reduce level of waste produced and ensure re-use [SA6]	Will the development contain individual / communal site facilities / infrastructure? [Q20]	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.
To ensure all development is resilient to climate change and reduce the risk of flooding [SA7]	Is part of the site or whole site in Flood Zone 2 [Q22]	Strategic Flood Risk Assessment states site is entirely in Flood Zone1	Strategic Flood Risk Assessment states site is entirely in Flood Zone1	Strategic Flood Risk Assessment states site is entirely in Flood Zone 1
	Is part of the site or whole site in Flood Zone 3 [Q21]	Strategic Flood Risk Assessment states site is entirely in Flood Zone1	Strategic Flood Risk Assessment states site is entirely in Flood Zone1	Strategic Flood Risk Assessment states site is entirely in Flood Zone 1
	Does the site have a history of surface water flooding? [Q23]	Marginal areas along parts of site boundary susceptible to surface water flooding. Strategic Flood Risk Assessment states as the site extent exceeds 1ha, Flood Risk Assessment would be required.	Central area of 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.	Marginal area susceptible to surface water flooding on eastern boundary of site. Strategic Flood Risk Assessment states minimal or no risk from surface water flooding.
	Will development increase the risk of flooding? [Q24]	Strategic Flood Risk Assessment states site is entirely in Flood Zone1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required.	Strategic Flood Risk Assessment states site is entirely in Flood Zone1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required.	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.
	Can any increase in risk of flooding be mitigated? [Q25]	Flood Risk Assessment required and this will determine the nature and scope of any mitigation.	Flood Risk Assessment required and this will determine the nature and scope of any mitigation.	Flood Risk Assessment may be required and this will determine the nature and scope of any mitigation.
To maintain & enhance the character of AONB & National Park [SA8]	Does the site have a negative impact on the setting of the National Park or AONB? [Q26]	NE: no issues	NE: no issues	NE: no issues
To preserve and where enhance the historic environment and improve understanding of local cultural heritage [SA10]	Is the development in a Conservation Area? [Q27]	HE do not identify any issues	HE do not identify any issues	HE do not identify any issues
	Would development affect the character and appearance of the Conservation Area? [Q28]	HE do not identify any issues	HE do not identify any issues	HE do not identify any issues
	Would development affect the setting and/or significance of a Listed Building? [Q29]	HE do not identify any issues	HE do not identify any issues	HE do not identify any issues
	Will the development of the site affect non-designated heritage assets? [Q30]	no issues	no issues	no issues
	Would development impact sites of archaeological importance? [Q31]	There may be some archaeological potential. Further details required.	not known	not known
	Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? [Q32]	HE do not identify any issues	HE do not identify any issues	HE do not identify any issues
	Will development of the site affect the setting of an elevated conservation area? [Q33]	no issues	no issues	no issues
	Would development affect the setting of a Scheduled Ancient Monument? [Q34]	HE do not identify any issues	HE do not identify any issues	HE do not identify any issues

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	Sub Area	Bedale	Bedale	Bedale
To provide a mix of housing types and tenures [SA11]	Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people? [Q35]	All sites that are put forward for residential development will be expected to meet policies on size type and tenure.	employment site	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? [Q36]	All sites above the current threshold will be assumed to meet policies on affordable housing	employment site	All sites above the current threshold will be assumed to meet policies on affordable housing
To reduce crime & the fear of crime [SA12]	Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour? [Q37]	All new development will be expected to adopt good design standards considering the principles of secure by design	All new development will be expected to adopt good design standards considering the principles of secure by design	All new development will be expected to adopt good design standards considering the principles of secure by design
Business Considerations [SA13 & SA14]	Is there scope to safeguard land for future expansion of a business? [Q38]	proposal for residential development	proposal to extend existing employment premises	proposal for residential use
	How many direct jobs will be created as a result of development? [Q39]	proposal for residential development	proposal to extend existing employment premises	proposal for residential use
	What type of jobs or apprenticeships will be created? [Q40]	proposal for residential development	proposal to extend existing employment premises	proposal for residential use
	Will the proposed development enable expansion of an existing site or business? [Q41]	proposal for residential development	proposal to extend existing employment premises	proposal for residential use
Highway Considerations	Is there potential for a suitable access to a highway? [Q42]	= g - Highways: Access is acceptable onto A684. Access needs to be considered alongside site ref B/004/11. Developer will need to demonstrate a safe and suitable access can be achieved.	= g - Highways: This site has no direct connection/frontage to a highway maintainable at public expense. However the site is adjacent to the existing Vale of Mowbray site and therefore would be utilising the existing access onto Leases Lane. Access is therefore available through this existing junction onto Leases Lane.	= g - Highways: Access onto A684 could be achieved. Access point needs to be considered in connection with site refs B004/011 and ALT/B/004/022 proposed opposite. Developer to demonstrate a safe and suitable access can be achieved.
	Will off site work be required and what will the impact be on viability? [Q43]	= amber - Highways: Footpath links will be required.	= g - Highways make no comment.	= amber - If access achievable, this will determine nature of off site works required.
	Is there sufficient capacity in the highway network to accommodate the development? [Q44]	Highways to advise	Highways to advise	Highways to advise
	SITE SUMMARY	The site is adjacent to a housing site which was identified as a preferred site in the Preferred Options document (B/004/011) which is adjacent to site with outline planning permission at Wilbert's Farm - 15/01240/OUT). In isolation, development of this site does would not fit well with form and character of settlement. Development of this site would provide a natural rounding off of the settlement, providing it can be brought forward in conjunction with part of the proposed housing site ALT/B/004/030 and the adjacent site B/004/011 and subject to satisfactory access to highway being obtained from Bedale Road. Highways would need to advise on this. Preferred Site.	The site has limited impact on character and form of the settlement and subject to addressing surface water flooding and ensuring that the design and layout of the site does not have an adverse impact on neighbouring residents of the site, could provide suitable expansion land for the existing business (Vale of Mowbray). The site is adjacent to the existing Vale of Mowbray site and therefore would be utilising the existing access onto Leases Lane. Access is therefore available through this existing junction onto Leases Lane. The preferred option is to allocate the site to support future expansion of the existing business. Mitigation from noise and light pollution will need to be factored in to design and layout of any extended premises through provision of a buffer along boundary with existing residents. Preferred Site.	The site is not prominent in significant views towards the settlement. The site would fit well with the existing form and character of the settlement. Access onto A684 could be achieved. Access point needs to be considered in connection with any other sites that may become allocations in the vicinity. The Strategic Flood Risk Assessment recommends that the development may be permitted on flood risk grounds. Preferred Site.

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Sustainability Objective	Site ID	ALT/B/004/025	ALT/B/004/030	ALT/B/004/031/E
	Sub Area	Bedale	Bedale	Bedale
	Parish	Aiskew	Aiskew	Aiskew
	Address	Land to east of Willow Gardens Leeming Bar	Land East of Back Lane, North of Wilbert Farms, Bedale, North Yorkshire	Land South of Roughley Corner Farm, North of Relief Road, Aiskew, Bedale, North Yorkshire
	Current Use	Vacant development land		
	Preferred Use	Housing	Housing	Employment
	Site Size (HA)	0.28 ha	5.43ha	0.52 HA
	Total Dwellings	5	135	
To Protect and enhance bio-diversity and geo-diversity [SA1]	Would the development impact on nationally and internationally protected sites (SSSI,SINC)s in close proximity to the site? [Q1]	NE: no issues	NE: no issues	NE: no issues
	Does the site have any biodiversity issues? [Q2]	Awaiting Information - to be Completed	Awaiting Information - to be Completed	Awaiting Information - to be Completed
	Would the development impact on a local nature reserve?	no issues	no issues	no issues
	Are there any TPO trees on the site? [Q4]	no issues	no issues	no issues
To Protect and enhance water and reduce water consumption [SA2]	Is the site within a source protection zone 1, 2 or 3? [Q5]			
To protect and improve air quality and reduce climate change To ensure all groups of the population have access to adequate facilities [SA3 & SA9]	Will the development promote low and zero carbon technologies and renewable sources? [Q6]	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards
	Is there links to footpaths and cycle routes? [Q7]	There are pavements in existing Willow Gardens which site would be an extension of. No cycle route links evident. No Public Right of Way in close proximity.	Bridleway runs along western boundary along Sandhill Lane / Back Lane. No pavements near site. No cycle route evident.	National cycle route runs along Roughley Bank and Leases Road which is in proximity to site. No Public Right of Way in vicinity. There are no pavements on highway to which site fronts on to.
	Is there potential for new links to footpaths and cycle routes? [Q8]	There are pavements in existing Willow Gardens which site would be an extension of. No cycle route links evident. No Public Right of Way in close proximity.	Direct link to bridleway. Site is adjacent to site which has outline planning permission for housing development (15/01240/OUT) so may be potential to create links into pavements and cycle links via this new development, depending on approval of plans. Highways to advise	National cycle route runs along Roughley Bank and Leases Road which is in proximity to site. No Public Right of Way in vicinity. There are no pavements on highway to which site fronts on to. Potential to create new pavements to link to pavements on Leases road. Highways to advise
	Is there access to superfast broadband service? [Q9]	yes	yes	yes
	Does the site have good connectivity to the following services and facilities? [Q10]	Awaiting Information	Awaiting Information	Awaiting Information
To protect and enhance soils and the most efficient use land [SA4]	Will the development re-use brownfield land? [Q11]	greenfield	loss of greenfield site	loss of greenfield site
	Is the site potentially subject to contamination or other ground condition issues? [Q12]	no issues	no issues	no issues
	Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13]	loss of grade 2	Loss of grade 3b	Loss of grade 2 agricultural land
	Is the development within or does it impact on a mineral safeguarding area? [Q14]	Sand and Gravel and Clay	sand and gravel	Sand and Gravel and Brick and Clay Mineral Safeguarding Area.
To provide a good quality built environment. [SA5]	Is there scope to develop or improve green infrastructure through the development? [Q15]	The site is within the GI and could have a potential negative impact but may provide an opportunity through careful design and landscaping to improve the environment	The site is 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	The site is 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
	Is the site prominent in any significant views towards a settlement? [Q16]	The site is not prominent in significant views towards the settlement	The site is not prominent in significant views towards the settlement. The site is set back from the main highway. It fronts onto Back Lane but this is not a main through road. The site is not highly visible from A1 / A6055	Site is not prominent in significant views towards the settlement.
	What is the impact on form and character of a settlement? [Q17]	The site relates well to the existing built form and character (adjacent to existing housing at Lowlands Drive and Ashlands Drive).	While the site is adjacent to site which has outline planning permission for housing development (15/01240/OUT) and while part of the site adjoins a site which is currently preferred in Preferred Options document, further extension into the open countryside at the proposed scale would have negative impact on form and character of settlement	Site is adjacent to a site which is currently preferred in Preferred Options document. If this adjacent site goes ahead as an allocation, then the site would relate well to built form and character. This site will need to be considered in conjunction with B/004/021/E.

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e	Site ID	ALT/B/004/025	ALT/B/004/030	ALT/B/004/031/E
	Sub Area	Bedale	Bedale	Bedale
	Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? [Q18]	no apparent issues	no issues	Proposed use is employment. No apparent issues.
	Is the proposed preferred use for the site appropriate to the land uses of the surrounding land (north, south, east, west)? [Q19]	no apparent issues	no issues	Proposed use is employment. No apparent issues.
To reduce level of waste produced and ensure re-use [SA6]	Will the development contain individual / communal site facilities / infrastructure? [Q20]	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.
To ensure all development is resilient to climate change and reduce the risk of flooding [SA7]	Is part of the site or whole site in Flood Zone 2 [Q22]	Strategic Flood Risk Assessment states site is entirely in Flood Zone 1	Strategic Flood Risk Assessment states site is entirely in Flood Zone1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required.	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.
	Is part of the site or whole site in Flood Zone 3 [Q21]	Strategic Flood Risk Assessment states site is entirely in Flood Zone 1	Strategic Flood Risk Assessment states site is entirely in Flood Zone1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required.	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.
	Does the site have a history of surface water flooding? [Q23]	No surface water flooding evident on GIS layers. Strategic Flood Risk Assessment states minimal or no risk from surface water flooding.	Mapping layers show minor sections of site susceptible to surface water flooding. SFRA states as the site extent exceeds 1ha, Flood Risk Assessment would be required.	Mapping layers do not show evidence of surface water flooding. Strategic Flood Risk Assessment states site is entirely in Flood Zone 1, with minimal or no risk from surface water flooding.
	Will development increase the risk of flooding? [Q24]	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.	Strategic Flood Risk Assessment states site is entirely in Flood Zone1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required.	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.
	Can any increase in risk of flooding be mitigated? [Q25]	Flood Risk Assessment may be required and this will determine the nature and scope of any mitigation.	Flood Risk Assessment may be required and this will determine the nature and scope of any mitigation.	Flood Risk Assessment may be required. This will determine nature and scope of mitigation.
To maintain & enhance the character of AONB & National Park [SA8]	Does the site have a negative impact on the setting of the National Park or AONB? [Q26]	NE: no issues	NE: no issues	NE: no issues
To preserve and where enhance the historic environment and improve understanding of local cultural heritage [SA10]	Is the development in a Conservation Area? [Q27]	HE do not identify any issues	HE: no issues	HE: no issues
	Would development affect the character and appearance of the Conservation Area? [Q28]	HE do not identify any issues	HE: no issues	HE: no issues
	Would development affect the setting and/or significance of a Listed Building? [Q29]	HE do not identify any issues	HE: no issues	HE: no issues
	Will the development of the site affect non-designated heritage assets? [Q30]	no issues	no issues	no issues
	Would development impact sites of archaeological importance? [Q31]	not known	potential for achaeological potential	not known
	Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? [Q32]	HE do not identify any issues	HE: no issues	HE: no issues
	Will development of the site affect the setting of an elevated conservation area? [Q33]	no issues	no issues	no issues
	Would development affect the setting of a Scheduled Ancient Monument? [Q34]	HE do not identify any issues	HE: no issues	HE: no issues

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	Sub Area	Bedale	Bedale	Bedale
To provide a mix of housing types and tenures [SA11]	Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people? [Q35]	All sites that are put forward for residential development will be expected to meet policies on size type and tenure.	All sites that are put forward for residential development will be expected to meet policies on size type and tenure.	proposed for employment use
	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? [Q36]	All sites above the current threshold will be assumed to meet policies on affordable housing	All sites above the current threshold will be assumed to meet policies on affordable housing .	proposed for employment use
To reduce crime & the fear of crime [SA12]	Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour? [Q37]	All new development will be expected to adopt good design standards considering the principles of secure by design	All new development will be expected to adopt good design standards considering the principles of secure by design	All new development will be expected to adopt good design standards considering the principles of secure by design
Business Considerations [SA13 & SA14]	Is there scope to safeguard land for future expansion of a business? [Q38]	proposal for residential use	proposal for residential development	proposal for employment use, potentially
	How many direct jobs will be created as a result of development? [Q39]	proposal for residential use	proposal for residential development	proposal for employment use, potentially
	What type of jobs or apprenticeships will be created? [Q40]	proposal for residential use	proposal for residential development	proposal for employment use, potentially
	Will the proposed development enable expansion of an existing site or business? [Q41]	proposal for residential use	proposal for residential development	proposal for employment use, potentially
Highway Considerations	Is there potential for a suitable access to a highway? [Q42]	= a - Access could be achieved onto Willow Gardens subject to the developer being able to demonstrate sufficient width can be provided. Access could be achieved onto Willow Gardens subject to the developer being able to demonstrate sufficient width can be provided. Extend existing footway links to serve the site.	= g - Highways: Access is available onto U2376 Back Lane. Developer to demonstrate that a safe and suitable access can be achieved.	= g - Highways - Access is available on Low Street, developer to demonstrate that a safe and suitable access can be achieved. Accessibility links are poor.
	Will off site work be required and what will the impact be on viability? [Q43]	= amber - Extend existing footway links to serve the site.	= amber - Highways: Works will be required on Back Lane to widen the carriageway. Accessibility links are poor. This site cannot be viewed in isolation and a comprehensive development brief for the area needs to be produced. This will enable cumulative impacts to be considered and for arrangements to secure funding for strategic infrastructure improvements to be developed.	= g - Highways make no comment
	Is there sufficient capacity in the highway network to accommodate the development? [Q44]	Highways to advise	Highways to advise	Highways to advise
	SITE SUMMARY	The site is not prominent in significant views towards the settlement The site relates well to the existing built form and character (adjacent to existing housing at Lowlands Drive and Ashlands Drive). The Strategic Flood Risk Assessment recommends that the development may be permitted on flood risk grounds. Access could be achieved onto Willow Gardens subject to the developer being able to demonstrate sufficient width can be provided. Preferred Site.	The site is adjacent to site which has outline planning permission for housing development at Wilbert's Farm (15/01240/OUT) and part of the site adjoins a site which was identified as preferred in the Preferred Options document (B/004/011). Development of site at proposed scale would have a negative impact on form and character of settlement. However, part of site may be considered appropriate as a natural rounding off of the settlement, providing it can be brought forward in conjunction with B/004/011 and adjacent site (ALT/B/004/022) and subject to satisfactory access to highway being obtained from Bedale Road. Highways would need to advise on this. Part Preferred.	Site is not prominent in significant views towards the settlement. Site is adjacent to a site which was identified as preferred for employment in Preferred Options document (B/004/021/E). If site reference B/004/021/E goes ahead as an allocation, then the site would relate well to built form and character. This site will need to be considered in conjunction with decisions on B/004/021/E. Preferred Site.

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Sustainability Objective	Site ID	ALT/B/004/033/E	ALT/B/011/025
	Sub Area	Bedale	Bedale
	Parish	Aiskew	Bedale
	Address	Leeming Bar Employment Site	Masham Road, Bedale Masham Road, Bedale, North Yorks, DL8 2SD - SE2687/Parcel ID 2147 / CPH Number for the land parcel 48/124/0016
	Current Use		Grazing
	Preferred Use	Employment	Housing
	Site Size (HA)	31.2 HA	1.38 HA
	Total Dwellings		40+
To Protect and enhance bio-diversity and geo-diversity [SA1]	Would the development impact on nationally and internationally protected sites (SSSI,SINCs) in close proximity to the site? [Q1]	NE No Issues	NE: no issues
	Does the site have any biodiversity issues? [Q2]	Awaiting Information - to be Completed	Awaiting Information - to be Completed
	Would the development impact on a local nature reserve?		no issues
	Are there any TPO trees on the site? [Q4]	There are no TPO trees within the site	no issues
To Protect and enhance water and reduce water consumption [SA2]	Is the site within a source protection zone 1, 2 or 3? [Q5]		
To protect and improve air quality and reduce climate change To ensure all groups of the population have access to adequate facilities [SA3 & SA9]	Will the development promote low and zero carbon technologies and renewable sources? [Q6]	All development should address energy efficiency and sustainable building practices in line with relevant national standards	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards
	Is there links to footpaths and cycle routes? [Q7]	There are no Public Rights of Way through the or Adjoining the site.The recently constructed Bedale, Aiskew, Leeming Bar relief road bounds the site to the north.	There is no pavement adjacent to the site at the point it fronts on to the highway. There is a pavement in close proximity adjacent to Mowbray school with potential to extend. Highways to advise. No Public Right of Way in vicinity. There is a national cycle route along Burrill road, north of the site.
	Is there potential for new links to footpaths and cycle routes? [Q8]	There may be an opportunity to extend the footway along the relief road, but there is limited opportunity to improve links to the wider PROW network, The southern boundary is with the Railway Line	There is no pavement adjacent to the site at the point it fronts on to the highway. There is a pavement in close proximity adjacent to Mowbray school with potential to extend. Highways to advise. No Public Right of Way in vicinity. There is a national cycle route along Burrill road, north of the site.
	Is there access to superfast broadband service? [Q9]	There is access to superfast broadband.	yes
	Does the site have good connectivity to the following services and facilities? [Q10]	Awaiting Information	Awaiting Information
To protect and enhance soils and the most efficient use land [SA4]	Will the development re-use brownfield land? [Q11]	This is a substantial Green Field Site	greenfield
	Is the site potentially subject to contamination or other ground condition issues? [Q12]	The GIS data does not indicate that there is any historic contamination within the site boundary. The site is adjacent to the railway line where the GIS data does indicate Historic Contamination.	no issues
	Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13]	Grade 2 Agricultural land	mostly loss of grade 3b with some loss of grade 2.
	Is the development within or does it impact on a mineral safeguarding area? [Q14]	The site is within a Minerals safeguarding areas for Sand and Gravel and Brick and Clay. The submission areas have potential, if developed, to result in sterilisation of sand and gravel, limestone and brick clay resources. Any development proposals would need to take account of the requirements of Policy S01: Safeguarding mineral resources and Policy S02: Developments proposed within Mineral Safeguarding Areas. We would therefore welcome the opportunity to provide further comments on these submissions as work on the Hambleton Plan progresses and more details become available	Sand and Gravel, Limestone and Building Stone Mineral Safeguarding Area
To provide a good quality built environment. [SA5]	Is there scope to develop or improve green infrastructure through the development? [Q15]	The site within the Green Infrastructure corridor and could have a potential negative impact but may provide an opportunity through careful design and landscaping to improve the environment. It is considered that this will be important along the route of the railway line.	The site is within the GI and could have a potential negative impact but may provide an opportunity through careful design and landscaping to improve the environment
	Is the site prominent in any significant views towards a settlement? [Q16]	The site is prominent in views towards Leeming Bar from Bedale and Aiskew relief road and the A684, Northallerton Road into Leeming. Western parts of the site are likely to be more visible from more distant viewpoints.	The site is prominent in significant views towards the settlement when approaching from the south on Masham Road. Development of this site would result in loss of open countryside which is currently prominent in views towards the settlement.
	What is the impact on form and character of a settlement? [Q17]	Due to the prominence and the scale of the site development on the site would have a substantial impact on the character and form of Leeming, careful consideration of the design, massing, scale, layout and landscaping would be required	The site does not relate well to the existing built form and character of the settlement.

Appendix 3 - Full
Site Assessments

e	Site ID	ALT/B/004/033/E	ALT/B/011/025
	Sub Area	Bedale	Bedale
	Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? [Q18]	The proposed use is employment, which would be compatible to proximity to the access road and railway. There is residential development to the western boundary of the site, depending on the nature of the end users on site this could have an impact on existing residents.	no issues
	Is the proposed preferred use for the site appropriate to the land uses of the surrounding land (north, south, east, west)? [Q19]	The proposed use is employment, which would be compatible to proximity to the access road and railway. There is residential development to the western boundary of the site, depending on the nature of the end users on site this could have an impact on existing residents.	no issues
To reduce level of waste produced and ensure re-use [SA6]	Will the development contain individual / communal site facilities / infrastructure? [Q20]	A All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.
To ensure all development is resilient to climate change and reduce the risk of flooding [SA7]	Is part of the site or whole site in Flood Zone 2 [Q22]	The site is entirely within flood zone 1. The site is over 1 hectare and a site specific flood risk assessment will be required.	Strategic Flood Risk Assessment states site is entirely in Flood Zone1
	Is part of the site or whole site in Flood Zone 3 [Q21]	The site is entirely within flood zone 1. The site is over 1 hectare and a site specific flood risk assessment will be required.	Strategic Flood Risk Assessment states site is entirely in Flood Zone1
	Does the site have a history of surface water flooding? [Q23]	There is a drain running north to south through the centre of the site, the land surrounding this is prone to surface water flooding. The southern part of the site is liable to surface water flooding. The site is over 1 hectare and a site specific flood risk assessment will be required.	Small section within the eastern end 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.
	Will development increase the risk of flooding? [Q24]	Dependent on the findings of the Site Specific Flood Risk Assessment	Strategic Flood Risk Assessment states site is entirely in Flood Zone1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required.
	Can any increase in risk of flooding be mitigated? [Q25]	Dependent on the findings of the Site Specific Flood Risk Assessment	Strategic Flood Risk Assessment states Flood Risk Assessment is required and this will determine the nature and scope of any mitigation.
To maintain & enhance the character of AONB & National Park [SA8]	Does the site have a negative impact on the setting of the National Park or AONB? [Q26]	NE no issues	NE: no issues
To preserve and where enhance the historic environment and improve understanding of local cultural heritage [SA10]	Is the development in a Conservation Area? [Q27]	HE no issues	HE: no issues
	Would development affect the character and appearance of the Conservation Area? [Q28]	He no issues	HE: no issues
	Would development affect the setting and/or significance of a Listed Building? [Q29]	He no issues	HE: no issues
	Will the development of the site affect non-designated heritage assets? [Q30]	He no issues	no issues
	Would development impact sites of archaeological importance? [Q31]	Have the potential to produce high quality, well preserved and costly archaeology. In any attempt to consider these options someone will have to undertake a reasonable suite of archaeological research, starting with close control geophysical survey and then targeted archaeological evaluation. You will also need to start discussion with Peter Rowe, the NYCC County Archaeologist. Site 1 is very close to Dere Street. It is lower lying than 3, 4 and 5 so the likelihood of high status, villa style buildings is less likely. But... it is more likely that you could find evidence of industrial, semi-industrial, farming and burial activity. Perhaps extending as far back as Site 2	no issues
	Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? [Q32]	HE no comments	HE: no issues
	Will development of the site affect the setting of an elevated conservation area? [Q33]	HE no comments	no issues
	Would development affect the setting of a Scheduled Ancient Monument? [Q34]	HE no comments	HE: no issues

Appendix 3 - Full
Site Assessments

e	Site ID	ALT/B/004/033/E	ALT/B/011/025
	Sub Area	Bedale	Bedale
To provide a mix of housing types and tenures [SA11]	Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people? [Q35]	Proposed for employment use	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? [Q36]	Proposed for employment use	All sites above the current threshold will be assumed to meet policies on affordable housing
To reduce crime & the fear of crime [SA12]	Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour? [Q37]	All new development will be expected to adopt good design standards considering the principles of secure by design	All new development will be expected to adopt good design standards considering the principles of secure by design
Business Considerations [SA13 & SA14]	Is there scope to safeguard land for future expansion of a business? [Q38]	the type of employment proposed is unknown, there is a potential for the site to enable the expansion of an existing business	proposal for residential development
	How many direct jobs will be created as a result of development? [Q39]	type of employment is unknown therefore the number and type of jobs in unknown, however this is a substantial site	proposal for residential development
	What type of jobs or apprenticeships will be created? [Q40]	type of employment is unknown therefore the number and type of jobs in unknown	proposal for residential development
	Will the proposed development enable expansion of an existing site or business? [Q41]		proposal for residential development
Highway Considerations	Is there potential for a suitable access to a highway? [Q42]	= g Access is available onto Low Street.	= red - Highways: Limited frontage onto Masham Road and proximity of surrounding access points onto Masham Road would prove difficult to enable an access of acceptable standards to be formed onto the public highway. Developer to demonstrate that a safe and suitable access point could be achieved.
	Will off site work be required and what will the impact be on viability? [Q43]	= Amber Works will be required to improve the existing major road and extend existing footway/street lighting to serve the site. The developer will need to demonstrate that a safe and suitable access can be achieved. It may be necessary to provide two access points onto the highway network. Possible improvements to Leases Lane/Low Street.	= amber - Highways: Extension of pedestrian links to the settlement from the site would be required as well as extending the existing footway / street lighting to serve the site.
	Is there sufficient capacity in the highway network to accommodate the development? [Q44]	Highways to advise	Highways to advise
	SITE SUMMARY	This is a substantial site which could have a significant impact on the character and form of the settlement, resulting in the loss of grade 2 agricultural land. The site has archaeological potential. The site could be accessed from low street however two accesses are likely to be required with improvements to the existing highway. The site would provide an opportunity for a strategic employment site. Due to the scale of the site development of the site phasing will require consideration. Careful consideration to layout, design, scale of development, landscaping would be required to mitigate impact on existing residents and the wider landscape. Preferred Site	The site is prominent in significant views towards the settlement when approaching from the south on Masham Road. Development of this site would result in loss of open countryside which is currently prominent in views towards the settlement. The site does not relate well to the existing built form and character of the settlement. Limited frontage onto Masham Road and proximity of surrounding access points onto Masham Road would prove difficult to enable an access of acceptable standards to be formed onto the public highway. Not a Preferred Site.

Appendix 3 - Full
Site Assessments

Sustainability Objective	Site ID	ALT/B/011/026	ALT/B/011/027
	Sub Area	Bedale	Bedale
	Parish	Bedale	Bedale
	Address	Land of Grange Close Land of Grange Close, Bedale, North Yorkshire	Land of Grange Close Land of Grange Close, Bedale, North Yorkshire
	Current Use	Grass land	Grass land
	Preferred Use	Mixed	Housing
	Site Size (HA)	0.66 ha.	0.66 ha.
	Total Dwellings	9	17-19
To Protect and enhance bio-diversity and geo-diversity [SA1]	Would the development impact on nationally and internationally protected sites (SSSI,SINCs) in close proximity to the site? [Q1]	NE: no issues	NE: no issues
	Does the site have any biodiversity issues? [Q2]	Awaiting Information - to be Completed	Awaiting Information - to be Completed
	Would the development impact on a local nature reserve?	no issues	no issues
	Are there any TPO trees on the site? [Q4]	Several groups of trees protected by Tree Preservation Order within site boundary	Several groups of trees protected by Tree Preservation Order within site boundary
To Protect and enhance water and reduce water consumption [SA2]	Is the site within a source protection zone 1, 2 or 3? [Q5]		
To protect and improve air quality and reduce climate change To ensure all groups of the population have access to adequate facilities [SA3 & SA9]	Will the development promote low and zero carbon technologies and renewable sources? [Q6]	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards. Employment development should have the potential to be Green if they follow BREEAM standards.	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards. Employment development should have the potential to be Green if they follow BREEAM standards.
	Is there links to footpaths and cycle routes? [Q7]	Site boundary does not show link to existing highway, however, agent states they are in negotiations with adjacent land owners to seek suitable access onto the public highways. If resolved, potential to link to existing pavements. No cycle route evident. National cycle route runs along Burrill road which is in fairly close proximity. Highways to advise.	Site boundary does not show link to existing highway, however, agent states they are in negotiations with adjacent land owners to provide suitable access onto the public highways. If resolved, potential to link to existing pavements. No cycle route evident. National cycle route runs along Burrill road which is in fairly close proximity. Public Right of Way in fairly close proximity. Highways to advise.
	Is there potential for new links to footpaths and cycle routes? [Q8]	Site boundary does not show link to existing highway, however, agent states they are in negotiations with adjacent land owners to provide suitable access onto the public highways. If resolved, potential to link to existing pavements. No cycle route evident. National cycle route runs along Burrill road which is in fairly close proximity. Public Right of Way in fairly close proximity. Highways to advise.	Site boundary does not show link to existing highway, however, agent states they are in negotiations with adjacent land owners to provide suitable access onto the public highways. If resolved, potential to link to existing pavements. No cycle route evident. National cycle route runs along Burrill road which is in fairly close proximity. Public Right of Way in fairly close proximity. Highways to advise.
	Is there access to superfast broadband service? [Q9]	yes	yes
	Does the site have good connectivity to the following services and facilities? [Q10]	Awaiting Information	Awaiting Information
To protect and enhance soils and the most efficient use land [SA4]	Will the development re-use brownfield land? [Q11]	greenfield	greenfield
	Is the site potentially subject to contamination or other ground condition issues? [Q12]	Potential contamination but the development of the site could lead to cleaning up.	Potential contamination but the development of the site could lead to cleaning up.
	Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13]	loss of grade 3b	loss of grade 3b
	Is the development within or does it impact on a mineral safeguarding area? [Q14]	Sand and Gravel, Limestone and Building Stone Mineral Safeguarding Area	Sand and Gravel, Limestone and Building Stone Mineral Safeguarding Area
To provide a good quality built environment. [SA5]	Is there scope to develop or improve green infrastructure through the development? [Q15]	The site is within the GI and could have a potential negative impact but may provide an opportunity through careful design and landscaping to improve the environment	The site is within the GI and could have a potential negative impact but may provide an opportunity through careful design and landscaping to improve the environment
	Is the site prominent in any significant views towards a settlement? [Q16]	Site is not prominent in significant views towards the settlement.	Site is not prominent in significant views towards the settlement.
	What is the impact on form and character of a settlement? [Q17]	The site sits within the existing built form and there should be minimal impact on form and character. The site is part of an existing allocation (BH1) which is allocated for housing.	The sits within the existing built form and there should be minimal impact on form and character. The site is part of an existing allocation (BH1) which is allocated for housing.

Appendix 3 - Full
Site Assessments

e	Site ID	ALT/B/011/026	ALT/B/011/027
	Sub Area	Bedale	Bedale
	Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? [Q18]	no issues	no issues
	Is the proposed preferred use for the site appropriate to the land uses of the surrounding land (north, south, east, west)? [Q19]	no issues	no issues
To reduce level of waste produced and ensure re-use [SA6]	Will the development contain individual / communal site facilities / infrastructure? [Q20]	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.
To ensure all development is resilient to climate change and reduce the risk of flooding [SA7]	Is part of the site or whole site in Flood Zone 2 [Q22]	Strategic Flood Risk Assessment states site is entirely in Flood Zone 1	Strategic Flood Risk Assessment states site is entirely in Flood Zone 1
	Is part of the site or whole site in Flood Zone 3 [Q21]	Strategic Flood Risk Assessment states site is entirely in Flood Zone 1	Strategic Flood Risk Assessment states site is entirely in Flood Zone 1
	Does the site have a history of surface water flooding? [Q23]	No evidence of surface water flooding on GIS layers. Strategic Flood Risk Assessment states minimal or no risk from surface water flooding.	No evidence of surface water flooding on GIS layers. Strategic Flood Risk Assessment states minimal or no risk from surface water flooding.
	Will development increase the risk of flooding? [Q24]	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.	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.
	Can any increase in risk of flooding be mitigated? [Q25]	Strategic Flood Risk Assessment states further investigation may be required by the developer and the council should be consulted as to whether a Flood Risk Assessment may be required. Any FRA will determine the nature and scope of any mitigation.	Strategic Flood Risk Assessment states further investigation may be required by the developer and the council should be consulted as to whether a Flood Risk Assessment may be required. Any FRA will determine the nature and scope of any mitigation.
To maintain & enhance the character of AONB & National Park [SA8]	Does the site have a negative impact on the setting of the National Park or AONB? [Q26]	NE: no issues	NE: no issues
To preserve and where enhance the historic environment and improve understanding of local cultural heritage [SA10]	Is the development in a Conservation Area? [Q27]	HE: no issues	HE: no issues
	Would development affect the character and appearance of the Conservation Area? [Q28]	HE: no issues	HE: no issues
	Would development affect the setting and/or significance of a Listed Building? [Q29]	HE: no issues	HE: no issues
	Will the development of the site affect non-designated heritage assets? [Q30]	no issues	no issues
	Would development impact sites of archaeological importance? [Q31]	no issues	no issues
	Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? [Q32]	HE: no issues	HE: no issues
	Will development of the site affect the setting of an elevated conservation area? [Q33]	no issues	no issues
	Would development affect the setting of a Scheduled Ancient Monument? [Q34]	HE: no issues	HE: no issues

Appendix 3 - Full
Site Assessments

e	Site ID	ALT/B/011/026	ALT/B/011/027
	Sub Area	Bedale	Bedale
To provide a mix of housing types and tenures [SA11]	Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people? [Q35]	All sites that are put forward for residential development will be expected to meet policies on size type and tenure.	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? [Q36]	All sites above the current threshold will be assumed to meet policies on affordable housing .	All sites above the current threshold will be assumed to meet policies on affordable housing .
To reduce crime & the fear of crime [SA12]	Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour? [Q37]	All new development will be expected to adopt good design standards considering the principles of secure by design	All new development will be expected to adopt good design standards considering the principles of secure by design
Business Considerations [SA13 & SA14]	Is there scope to safeguard land for future expansion of a business? [Q38]	Proposal for housing x 9 dwellings (0.36 ha) and C2/ C2A Residential Care Home (0.33ha)	proposal for residential
	How many direct jobs will be created as a result of development? [Q39]	Proposal for housing x 9 dwellings (0.36 ha) and C2/ C2A Residential Care Home (0.33ha)	proposal for residential
	What type of jobs or apprenticeships will be created? [Q40]	Proposal for housing x 9 dwellings (0.36 ha) and C2/ C2A Residential Care Home (0.33ha)	proposal for residential
	Will the proposed development enable expansion of an existing site or business? [Q41]	Proposal for housing x 9 dwellings (0.36 ha) and C2/ C2A Residential Care Home (0.33ha)	proposal for residential
Highway Considerations	Is there potential for a suitable access to a highway? [Q42]	= a - Highways: The site is part of an existing allocation (BH1) which is allocated for housing subject to vehicular access to the site being taken from Masham road through the development to the south. As presented, the site boundary does not identify access to the highway. The site promoter has commissioned an Access Feasibility Report and states that this report concludes that subject to the resolution of ransom strips and the required upgrading of the existing highways network there is a realistic prospect of access being gained to the site via either, Beechwood Close, Queen Anne's Drive or Grange Close. However, the proposed site boundary currently has no direct connection/frontage to a highway maintainable at public expense.	= amber - The site is part of an existing allocation (BH1) which is allocated for housing subject to vehicular access to the site being taken from Masham road through the development to the south. As presented, the site boundary does not identify access to the highway. The site promoter has commissioned an Access Feasibility Report and states that this report concludes that subject to the resolution of ransom strips and the required upgrading of the existing highways network there is a realistic prospect of access being gained to the site via either, Beechwood Close, Queen Anne's Drive or Grange Close. However, the proposed site boundary currently has no direct connection/frontage to a highway maintainable at public expense.
	Will off site work be required and what will the impact be on viability? [Q43]	= amber - extent of off site works required will be determined if and when access is resolved.	= amber - extent of off site works required will be determined if and when access is resolved.
	Is there sufficient capacity in the highway network to accommodate the development? [Q44]	Highways to advise	Highways to advise
	SITE SUMMARY	Site is not prominent in significant views towards the settlement. The site sits within the existing built form and there should be minimal impact on form and character. The site is part of an existing allocation (BH1) which is allocated for housing. The proposal encompasses only the northern part of the existing housing allocation and is proposing 9 dwellings and residential care home. The site boundary currently has no direct connection/frontage to a highway maintainable at public expense. Site promoter states they are in negotiations with adjacent land owners to seek suitable access onto the public highways. The site is preferred for residential use in line with the existing housing allocation, however as the proposal only encompasses the northern part of the existing allocation and access from this part has not yet been identified, the site is preferred subject to access being resolved. Trees protected by Tree Preservation Order are within site boundary and should be protected. Preferred Site (for residential use, subject to access being resolved).	Site is not prominent in significant views towards the settlement. The site sits within the existing built form and there should be minimal impact on form and character. The site is part of an existing allocation (BH1) which is allocated for housing. The proposal encompasses only the northern part of the existing housing allocation and is proposing up to 19 dwellings. The site boundary currently has no direct connection/frontage to a highway maintainable at public expense. Site promoter states they are in negotiations with adjacent land owners to seek suitable access onto the public highways. The site is preferred for residential use in line with the existing housing allocation, however as the proposal only encompasses the northern part of the existing allocation and access from this part has not yet been identified, the site is preferred subject to access being resolved. Trees protected by Tree Preservation Order are within site boundary and should be protected. Preferred Site (for residential use, subject to access being resolved).

Appendix 3 - Full
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Sustainability Objective	Site ID	ALT/B/011/028	ALT/B/011/029	ALT/B/022/002
	Sub Area	Bedale	Bedale	Bedale
	Parish	Bedale	Bedale	Burritl
	Address	Land Adjacent to Scrap Yard, Opp Mowbray School, Masham Road, Bedale, North Yorkshire	Land on Exelby road, Bedale	Land and Buildings at Burrill Burritl, Bedale DL8 1RL
	Current Use			Farm Yard & Buildings
	Preferred Use	Housing		Housing
	Site Size (HA)	1.11 ha	0.00	0.71 ha
	Total Dwellings			8
To Protect and enhance bio-diversity and geo-diversity [SA1]	Would the development impact on nationally and internationally protected sites (SSSI,SINCs) in close proximity to the site? [Q1]	NE: no issues	Awaiting NE comments	NE: no issues
	Does the site have any biodiversity issues? [Q2]	Awaiting Information - to be Completed	Awaiting Information - to be Completed	Awaiting Information - to be Completed
	Would the development impact on a local nature reserve?	no issues	no issues	no issues
	Are there any TPO trees on the site? [Q4]	no issues	no issues	no issues
To Protect and enhance water and reduce water consumption [SA2]	Is the site within a source protection zone 1, 2 or 3? [Q5]			
To protect and improve air quality and reduce climate change To ensure all groups of the population have access to adequate facilities [SA3 & SA9]	Will the development promote low and zero carbon technologies and renewable sources? [Q6]	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.
	Is there links to footpaths and cycle routes? [Q7]	There are pavements on the opposite side of Masham road to which site fronts on to. There are pavements adjacent to site at point it adjoins existing residential development. No Public Right of Way in vicinity. There is a national cycle route along Burrill road, north of the site.	No pavement alongside Firby Road at point site fronts on to highway. However, the site is an extension to an existing site presented in the Preferred Options document (B/011/021 and B/001/020). Part of B/011/020 was identified as preferred in Preferred Options document. B/011/021 was identified as not preferred. Currently, this means there is no immediate link through to the highway via B/011/021 and B/001/020. Highways are still to advise on ALT/B/011/029.	There is a pavement on the opposite side of the highway to which the site fronts on to. Limited potential for new pavements on site frontage as narrow road and roadside verges. Highways to advise. Site is located within village. Public Right of Way runs along the eastern boundary of the site. No cycle route evident.
	Is there potential for new links to footpaths and cycle routes? [Q8]	Potential to link to existing pavements within adjacent residential area. No Public Right of Way in vicinity. There is a national cycle route along Burrill road, north of the site	No pavement alongside Firby Road at point site fronts on to highway. However, the site is an extension to an existing site presented in the Preferred Options document (B/011/021 and B/001/020). Part of B/011/020 was identified as preferred in Preferred Options document. B/011/021 was identified as not preferred. Currently, this means there is no immediate link through to the highway via B/011/021 and B/001/020. Highways are still to advise on ALT/B/011/029.	There is a pavement on the opposite side of the highway to which the site fronts on to. Site is located within village. Public Right of Way runs along the eastern boundary of the site. No cycle route evident.
	Is there access to superfast broadband service? [Q9]	yes	yes	yes
	Does the site have good connectivity to the following services and facilities? [Q10]	Awaiting Information	Awaiting Information	Awaiting Information
To protect and enhance soils and the most efficient use land [SA4]	Will the development re-use brownfield land? [Q11]	no greenfield site	greenfield	farmyard and buildings
	Is the site potentially subject to contamination or other ground condition issues? [Q12]	The western edge of the site bounds a scrap yard and contamination is identified within this area. Further work would need to be done to ascertain whether contamination affected the site.	no issues	no issues
	Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13]	loss of grade 3b	Loss of grade 3b agricultural land and small loss of grade 2.	loss of grade 3b
	Is the development within or does it impact on a mineral safeguarding area? [Q14]	Limestone and sand and gravel & Building Stone. Note this submission area is next to an existing waste management facility which, although not safeguarded, provides an important role in the overall provision of waste management capacity in the area.	Within Sand and Gravel and Limestone and Building Stone Safeguarding area	Sand and Gravel & Limestone Mineral Safeguarding Area
To provide a good quality built environment. [SA5]	Is there scope to develop or improve green infrastructure through the development? [Q15]	The site is within the GI and could have a potential negative impact but may provide an opportunity through careful design and landscaping to improve the environment	The site is within the GI and could have a potential negative impact but may provide an opportunity through careful design and landscaping to improve the environment	The site is within the GI and could have a potential negative impact but may provide an opportunity through careful design and landscaping to improve the environment
	Is the site prominent in any significant views towards a settlement? [Q16]	The site would be prominent on approach into the settlement, particularly as the site is currently on a gradient (sloping upwards so that part of the site is at a higher level than the highway) which could increase prominence of new development. While it is opposite Mowbray School, the school site is set at a lower level than the highway so the prominence is reduced. The development of this site would result in loss of countryside which is prominent on approach	The site is prominent on approach into settlement.	The site is prominent in significant views towards the settlement from the Public Right of Way. The site also has prominence when approaching the settlement from the south along Burrill road. The land rises up from Burrill Beck so the site is fairly prominent.
	What is the impact on form and character of a settlement? [Q17]	The site does not fit well with the existing built form of the settlement. Development of site would have negative impact on character of this part of settlement.	The proposed scale of the site is not in keeping with form or character of settlement. The site is disconnected from the settlement. Adjacent site B/011/021 was identified as not preferred in Preferred Options document.	The proposed scale of housing development does not relate well to the existing built form and character of the settlement.

Appendix 3 - Full
Site Assessments

e	Site ID	ALT/B/011/028	ALT/B/011/029	ALT/B/022/002
	Sub Area	Bedale	Bedale	Bedale
	Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? [Q18]	Adjacent waste management facility may present noise and odour issues	no issues	no issues
	Is the proposed preferred use for the site appropriate to the land uses of the surrounding land (north, south, east, west)? [Q19]	Adjacent waste management facility may present noise and odour issues	no issues	no issues
To reduce level of waste produced and ensure re-use [SA6]	Will the development contain individual / communal site facilities / infrastructure? [Q20]	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.
To ensure all development is resilient to climate change and reduce the risk of flooding [SA7]	Is part of the site or whole site in Flood Zone 2 [Q22]	Strategic Flood Risk Assessment states site is entirely in Flood Zone1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required.	site is outside floodzone.	Strategic Flood Risk Assessment states site is entirely in Flood Zone 1
	Is part of the site or whole site in Flood Zone 3 [Q21]	Strategic Flood Risk Assessment states site is entirely in Flood Zone1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required.	site is outside floodzone.	Strategic Flood Risk Assessment states site is entirely in Flood Zone 1
	Does the site have a history of surface water flooding? [Q23]	Mapping layers do not show evidence of surface water flooding. SFRA states as the site extent exceeds 1ha, Flood Risk Assessment would be required.	Mapping layers show minor area susceptible to surface water flooding. Awaiting comments from Strategic Flood Risk Assessment consultants	Marginal section within centre of site 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.
	Will development increase the risk of flooding? [Q24]	Strategic Flood Risk Assessment states site is entirely in Flood Zone1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required.	Awaiting comments from Strategic Flood Risk Assessment consultants	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.
	Can any increase in risk of flooding be mitigated? [Q25]	Flood Risk Assessment would be required.This will determine nature and scope of mitigation.	Awaiting comments from Strategic Flood Risk Assessment consultants	Strategic Flood Risk Assessment states Flood Risk Assessment may be required and this will determine the nature and scope of any mitigation.
To maintain & enhance the character of AONB & National Park [SA8]	Does the site have a negative impact on the setting of the National Park or AONB? [Q26]	NE: no issues	Awaiting NE comments	NE: no issues
To preserve and where enhance the historic environment and improve understanding of local cultural heritage [SA10]	Is the development in a Conservation Area? [Q27]	HE: no issues	No apparent issues. Awaiting comments from Historic England.	HE: no issues
	Would development affect the character and appearance of the Conservation Area? [Q28]	HE: no issues	No apparent issues. Awaiting comments from Historic England.	HE: no issues
	Would development affect the setting and/or significance of a Listed Building? [Q29]	HE: no issues	No apparent issues. Awaiting comments from Historic England.	HE state: The Manor House adjacent to to this site and Ivy Cottage opposite are Grade II Listed Buildings. See Comment C. Sensitive design of any new housing development could mitigate against any potential impact on setting of listed building.
	Will the development of the site affect non-designated heritage assets? [Q30]	no issues	no issues	no issues
	Would development impact sites of archaeological importance? [Q31]	no issues	no issues	not known
	Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? [Q32]	HE: no issues	No apparent issues. Awaiting comments from Historic England.	HE: no issues
	Will development of the site affect the setting of an elevated conservation area? [Q33]	no issues	no issues	no issues
	Would development affect the setting of a Scheduled Ancient Monument? [Q34]	HE: no issues	No apparent issues. Awaiting comments from Historic England.	HE: no issues

Appendix 3 - Full
Site Assessments

e	Site ID	ALT/B/011/028	ALT/B/011/029	ALT/B/022/002
	Sub Area	Bedale	Bedale	Bedale
To provide a mix of housing types and tenures [SA11]	Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people? [Q35]	All sites that are put forward for residential development will be expected to meet policies on size type and tenure.	All sites that are put forward for residential development will be expected to meet policies on size type and tenure	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? [Q36]	All sites above the current threshold will be assumed to meet policies on affordable housing	All sites above the current threshold will be assumed to meet policies on affordable housing	All sites above the current threshold will be assumed to meet policies on affordable housing .
To reduce crime & the fear of crime [SA12]	Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour? [Q37]	All new development will be expected to adopt good design standards considering the principles of secure by design	All new development will be expected to adopt good design standards considering the principles of secure by design	All new development will be expected to adopt good design standards considering the principles of secure by design
Business Considerations [SA13 & SA14]	Is there scope to safeguard land for future expansion of a business? [Q38]	proposal for residential development	proposal for residential development	proposal for residential development
	How many direct jobs will be created as a result of development? [Q39]	proposal for residential development	proposal for residential development	proposal for residential development
	What type of jobs or apprenticeships will be created? [Q40]	proposal for residential development	proposal for residential development	proposal for residential development
	Will the proposed development enable expansion of an existing site or business? [Q41]	proposal for residential development	proposal for residential development	proposal for residential development
Highway Considerations	Is there potential for a suitable access to a highway? [Q42]	= g - Highways: Access is available on B6268 Masham Road, developer to demonstrate that a safe and suitable access can be achieved. Minor works may be required to extend existing footway and street lighting to serve the site.	Highways to advise	= g. Highways: Access acceptable onto Cowling Road. Developer would need to demonstrate that a safe and suitable access could be achieved. Pedestrian links required to connect into existing footway. Site affected by a public right of way which must be kept clear of any obstruction until such time as an alternative route has been provided and confirmed by order.
	Will off site work be required and what will the impact be on viability? [Q43]	= amber - Minor works may be required to extend existing footway and street lighting to serve the site.	Highways to advise	= amber - Pedestrian links required to connect into existing footway. Site affected by a public right of way which must be kept clear of any obstruction until such time as an alternative route has been provided and confirmed by order.
	Is there sufficient capacity in the highway network to accommodate the development? [Q44]	Highways to advise	Highways to advise	Highways to advise
	SITE SUMMARY	The site would be prominent on approach into the settlement, particularly as the site is currently on a gradient (set higher than the highway). The development of this site would result in loss of countryside which is prominent on approach, resulting in negative impact on character of this part of settlement. The site does not fit well with the existing built form of the settlement. Adjacent waste management facility may present noise and odour issues. Not a Preferred Site.	The proposed scale of the site is not in keeping with form or character of settlement. The site is disconnected from the settlement. Adjacent site B/011/021 was identified as not preferred in Preferred Options document. Sites subject to further assessment work. Not a Preferred Site.	Other Settlement - Not Allocated

Appendix 3 - Full
Site Assessments

Sustainability Objective	Site ID	ALT/B/048/011	ALT/B/055/002	ALT/B/090/002
	Sub Area	Bedale	Bedale	Bedale
	Parish	Exelby	Gatenby	Langthorne
	Address	South View Field Field adjacent to Tentrees, Green Dragon PH and Leeming Lane - Exelby	Gatenby Grange Farm Yard Gatenby Grange Gatenby Northallerton	Langthorne OSGB 36 Langthorne Village, North Yorkshire
	Current Use	Agricultural	Farm Buildings	Part Agricultural and Part Unused
	Preferred Use	Housing	Housing	Housing
	Site Size (HA)	0.34 ha	0.38 ha	0.56 ha
	Total Dwellings	5	5	6 dwellings
To Protect and enhance bio-diversity and geo-diversity [SA1]	Would the development impact on nationally and internationally protected sites (SSSI,SINCs) in close proximity to the site? [Q1]	NE do not identify any issues	NE: no issues	NE: no issues
	Does the site have any biodiversity issues? [Q2]	Awaiting Information - to be Completed	Awaiting Information - to be Completed	Awaiting Information - to be Completed
	Would the development impact on a local nature reserve?	no issues	no issues	no issues
	Are there any TPO trees on the site? [Q4]	no issues	no issues	no issues
To Protect and enhance water and reduce water consumption [SA2]	Is the site within a source protection zone 1, 2 or 3? [Q5]			
To protect and improve air quality and reduce climate change To ensure all groups of the population have access to adequate facilities [SA3 & SA9]	Will the development promote low and zero carbon technologies and renewable sources? [Q6]	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.
	Is there links to footpaths and cycle routes? [Q7]	No pavements alongside road which site fronts onto. No cycle route evident. No Public Right of Way in vicinity.	No pavements adjacent to site or in settlement. No cycle route evident. No Public Right of Way in vicinity. Site is disconnected from Gatenby and services and facilities.	Public Right of Way links to village but no direct links to site. No cycle route evident. Pavement connection in close proximity to site which goes through village.
	Is there potential for new links to footpaths and cycle routes? [Q8]	No pavements alongside road which site fronts onto. No cycle route evident. No Public Right of Way in vicinity.	No pavements adjacent to site or in settlement. No cycle route evident. No Public Right of Way in vicinity.	Public Right of Way links to village but no direct links to site. No cycle route evident. Pavement connection in close proximity to site which goes through village.
	Is there access to superfast broadband service? [Q9]	yes	yes	yes
	Does the site have good connectivity to the following services and facilities? [Q10]	Awaiting Information	Awaiting Information	Awaiting Information
To protect and enhance soils and the most efficient use land [SA4]	Will the development re-use brownfield land? [Q11]	no, greenfield site	agricultural buildings	greenfield
	Is the site potentially subject to contamination or other ground condition issues? [Q12]	no issues	no issues	no issues
	Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13]	loss of grade 2	loss of grade 3b	loss of grade 3b
	Is the development within or does it impact on a mineral safeguarding area? [Q14]	Sand & Gravel	clay	no issues
To provide a good quality built environment. [SA5]	Is there scope to develop or improve green infrastructure through the development? [Q15]	The site is not near to GI corridor, there is limited scope to develop or improve the GI	The site is adjacent to the GI corridor and presents an opportunity to improve links the GI network	The site is not near to GI corridor, there is limited scope to develop or improve the GI
	Is the site prominent in any significant views towards a settlement? [Q16]	The site is prominent in significant views towards the settlement when approaching on the highway from the A1. Development would result in loss of open countryside which is currently prominent in view when approaching the settlement.	The site currently consists of farm buildings. New housing development (of up to 5 dwellings) would be particularly prominent on approach into a small rural hamlet.	The site is set behind existing built development. The site is not prominent in significant views towards the settlement.
	What is the impact on form and character of a settlement? [Q17]	Development would result in loss of open countryside which is currently prominent in view when approaching the settlement. This would have negative impact on the rural setting which is key part of character of the settlement. Development of this site would not be in keeping with the fairly linear form of the settlement.	The site appears to be disconnected from the main form of the settlement. Loss of agricultural buildings and replacement with a new housing development (of up to 5 dwellings) would impact on character of the small rural hamlet which is characterised by handful of dispersed larger detached properties, mostly set within large gardens or open space.	The site does not relate well to the existing built form and character.

Appendix 3 - Full
Site Assessments

e	Site ID	ALT/B/048/011	ALT/B/055/002	ALT/B/090/002
	Sub Area	Bedale	Bedale	Bedale
	Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? [Q18]	no issues	Within Aerodrome Safeguarding Area for Leeming Airfield so noise mitigation may need to be considered	The site is adjacent to agricultural uses so may need to consider mitigation to avoid impact on amenity of residents in any new development, such as noise.
	Is the proposed preferred use for the site appropriate to the land uses of the surrounding land (north, south, east, west)? [Q19]	no issues	Within Aerodrome Safeguarding Area for Leeming Airfield so noise mitigation may need to be considered. Site size above mininum threshold.	The site is adjacent to agricultural uses so may need to consider mitigation to avoid impact on amenity of residents in any new development, such as noise.
To reduce level of waste produced and ensure re-use [SA6]	Will the development contain individual / communal site facilities / infrastructure? [Q20]	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.
To ensure all development is resilient to climate change and reduce the risk of flooding [SA7]	Is part of the site or whole site in Flood Zone 2 [Q22]	Strategic Flood Risk Assessment states site is entirely in Flood Zone 1	Strategic Flood Risk Assessment states site is entirely in Flood Zone 1	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.
	Is part of the site or whole site in Flood Zone 3 [Q21]	Strategic Flood Risk Assessment states site is entirely in Flood Zone 1	Strategic Flood Risk Assessment states site is entirely in Flood Zone 1	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.
	Does the site have a history of surface water flooding? [Q23]	No evidence of surface water flooding on GIS layers. Strategic Flood Risk Assessment states minimal or no risk from surface water flooding.	The eastern corner of the site is susceptible to surface water flooding. This extends across the highway. Strategic Flood Risk Assessment states site has minimal or no risk from surface water flooding.	No surface water flooding evident on GIS layers. Strategic Flood Risk Assessment states site is entirely in Flood Zone 1, with minimal or no risk from surface water flooding.
	Will development increase the risk of flooding? [Q24]	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.	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.	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.
	Can any increase in risk of flooding be mitigated? [Q25]	Flood Risk Assessment may be required and this will determine the nature and scope of any mitigation.	Strategic Flood Risk Assessment states Flood Risk Assessment may be required and this will determine the nature and scope of any mitigation.	Flood Risk Assessment may be required. This will determine nature and scopt of mitigation.
To maintain & enhance the character of AONB & National Park [SA8]	Does the site have a negative impact on the setting of the National Park or AONB? [Q26]	NE do not identify any issues	NE: no issues	NE: no issues
To preserve and where enhance the historic environment and improve understanding of local cultural heritage [SA10]	Is the development in a Conservation Area? [Q27]	HE do not identify any issues	HE do not identify any issues	HE: no issues
	Would development affect the character and appearance of the Conservation Area? [Q28]	HE do not identify any issues	HE do not identify any issues	HE: no issues
	Would development affect the setting and/or significance of a Listed Building? [Q29]	HE do not identify any issues	HE do not identify any issues	HE: The barn to the north of The Hall is a Grade II Listed Building. The loss of this open area and its subsequent development could affect elements which contribute to the significance of this building. See Comments (b)
	Will the development of the site affect non-designated heritage assets? [Q30]	no issues	no issues	no issues
	Would development impact sites of archaeological importance? [Q31]	not known	not known	not known
	Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? [Q32]	HE do not identify any issues	HE do not identify any issues	HE: no issues
	Will development of the site affect the setting of an elevated conservation area? [Q33]	no issues	no issues	no issues
	Would development affect the setting of a Scheduled Ancient Monument? [Q34]	HE do not identify any issues	HE do not identify any issues	HE: no issues

Appendix 3 - Full
Site Assessments

e	Site ID	ALT/B/048/011	ALT/B/055/002	ALT/B/090/002
	Sub Area	Bedale	Bedale	Bedale
To provide a mix of housing types and tenures [SA11]	Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people? [Q35]	All sites that are put forward for residential development will be expected to meet policies on size type and tenure.	All sites that are put forward for residential development will be expected to meet policies on size type and tenure.	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? [Q36]	All sites above the current threshold will be assumed to meet policies on affordable housing .	All sites above the current threshold will be assumed to meet policies on affordable housing	All sites above the current threshold will be assumed to meet policies on affordable housing
To reduce crime & the fear of crime [SA12]	Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour? [Q37]	All new development will be expected to adopt good design standards considering the principles of secure by design	All new development will be expected to adopt good design standards considering the principles of secure by design	All new development will be expected to adopt good design standards considering the principles of secure by design
Business Considerations [SA13 & SA14]	Is there scope to safeguard land for future expansion of a business? [Q38]	proposal for residential development	proposal for residential use	proposal for residential
	How many direct jobs will be created as a result of development? [Q39]	proposal for residential development	proposal for residential use	proposal for residential
	What type of jobs or apprenticeships will be created? [Q40]	proposal for residential development	proposal for residential use	proposal for residential
	Will the proposed development enable expansion of an existing site or business? [Q41]	proposal for residential development	proposal for residential use	proposal for residential
Highway Considerations	Is there potential for a suitable access to a highway? [Q42]	= g - Highways: Access could be achieved onto U1443. The developer would need to demonstrate that a suitable and safe access can be achieved.	= amber - Highways: Further investigation required into highway extents to establish if access would be possible onto C115. If so site located on inside of bend which could prove difficult to enable an access of acceptable standards to be achieved onto the public highway. Developer to demonstrate that a safe and suitable access can be achieved. Extend existing street lighting to serve the site. Poor accessibility links.	= amber - Highways: Developer to demonstrate that a safe and suitable access can be achieved onto U591 as site has limited frontage onto the public highway. Existing building to the west of the site could interrupt visibility splays.
	Will off site work be required and what will the impact be on viability? [Q43]	amber = Highways: Extend existing foot / street lighting system for the settlement to serve this development.	= amber - Highways: Extend existing street lighting to serve the site. Poor accessibility links.	amber- highways: Developer to demonstrate that a safe and suitable access can be achieved onto U591 as site has limited frontage onto the public highway. Existing building to the west of the site could interrupt visibility splays.
	Is there sufficient capacity in the highway network to accommodate the development? [Q44]	Highways to advise	Highways to advise	Highways to advise
	SITE SUMMARY	Other Settlement - Not Allocated	Other Settlement - Not Allocated	Other Settlement - Not Allocated

Appendix 3 - Full
Site Assessments

Sustainability Objective	Site ID	ALT/B/143/001	ALT/B/160/004	ALT/B/170/013
	Sub Area	Bedale	Bedale	Bedale
	Parish	Sutton Howgrave	Thornton Watlass	West Tanfield
	Address	Land at Sutton Howgrave	Land to the south of Village farm, Thornton Watlass	Belle Vue Farm West Tanfield HG4 5JY
	Current Use	Agriculture	Part domestic, orchard,part agriculture part Certified touring caravan site	Garden
	Preferred Use	Housing	Housing	Housing
	Site Size (HA)	0.68 ha	0.63 ha	0.24 ha
	Total Dwellings	5	Maximum 5	8 dwellings along with 35 to 45 on site ref B/170/008
To Protect and enhance bio-diversity and geo-diversity [SA1]	Would the development impact on nationally and internationally protected sites (SSSI,SINCs) in close proximity to the site? [Q1]	NE: Ripon Parks SSSI protected site (3km) Concern if discharge of water/liquid waste to ground/surface water is more than 5m³/day.	NE: no issues	NE state: Ripon Parks (4km) and River Ure Bank (5km). Concern if discharge of water/liquid waste to ground/surface water is more than 20m³/day.
	Does the site have any biodiversity issues? [Q2]	Awaiting Information - to be Completed	Awaiting Information - to be Completed	Awaiting Information - to be Completed
	Would the development impact on a local nature reserve?	no issues	no issues	within 500m of Nosterfield Local Nature Reserve
	Are there any TPO trees on the site? [Q4]	no issues	no issues	no issues
To Protect and enhance water and reduce water consumption [SA2]	Is the site within a source protection zone 1, 2 or 3? [Q5]			
To protect and improve air quality and reduce climate change To ensure all groups of the population have access to adequate facilities [SA3 & SA9]	Will the development promote low and zero carbon technologies and renewable sources? [Q6]	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.
	Is there links to footpaths and cycle routes? [Q7]	There are no pavements adjacent to site where it fronts onto road. Site in proximity to village green. Public Right of Way in proximity to southern end of site. No cycle route evident.	There are some pavements near to proposed site entrance adjacent to highway. However, these are adhoc and limited potential to add new pavements. Highways to advise. Proposed site entrance is opposite village green, within village centre. Public Right of Way in vicinity of site but no direct links. No cycle route evident.	No PROW in vicinity. The site boundary does not identify access to highway or pavements. No cycle route evident.
	Is there potential for new links to footpaths and cycle routes? [Q8]	There are no pavements adjacent to site where it fronts onto road. Site in proximity to village green. Public Right of Way in proximity to southern end of site. No cycle route evident.	There are some pavements near to proposed site entrance adjacent to highway. However, these are adhoc and limited potential to add new pavements. Highways to advise. Proposed site entrance is opposite village green, within village centre. Public Right of Way in vicinity of site but no direct links. No cycle route evident.	No PROW in vicinity. The site boundary does not identify access to highway or pavements. No cycle route evident.
	Is there access to superfast broadband service? [Q9]	yes	yes	yes
	Does the site have good connectivity to the following services and facilities? [Q10]	Awaiting Information	Awaiting Information	Awaiting Information
To protect and enhance soils and the most efficient use land [SA4]	Will the development re-use brownfield land? [Q11]	greenfield	Current use: part domestic orchard, part agriculture, part Certificated Touring Caravan Site	garden
	Is the site potentially subject to contamination or other ground condition issues? [Q12]	no issues	no issues	no issues
	Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13]	loss of grade 2	loss of grade 3b	loss of grade 2
	Is the development within or does it impact on a mineral safeguarding area? [Q14]	sand and gravel	Limestone and Sand and Gravel & Building Stone	Limestone and Building Stone
To provide a good quality built environment. [SA5]	Is there scope to develop or improve green infrastructure through the development? [Q15]	The site is not near to GI corridor, there is limited scope to develop or improve the GI	The site is within the GI and could have a potential negative impact but may provide an opportunity through careful design and landscaping to improve the environment	The site is within the GI and could have a potential negative impact but may provide an opportunity through careful design and landscaping to improve the environment
	Is the site prominent in any significant views towards a settlement? [Q16]	The settlement is not visible from main highway (Lime Lane). However, once you arrive in to the settlement from Lime Lane, the site is prominent. This site has some prominence when approaching from the south along Bedale Lane.	The proposed scale of site would be prominent in significant views towards the settlement when approaching from south on Watlass Moor Lane. Development of site would result in loss of open countryside which is currently prominent in view towards the village, providing a rural landscape setting for the Conservation Area and Thornton Watlass non-designated park & garden.	The site would have limited visibility from the highway. Maybe some impact on views towards the Conservation Area from exitsing residential properties along Nosterfield Road.
	What is the impact on form and character of a settlement? [Q17]	The site does not fit well with the existing form of the settlement as it would be at the opposite side of the road which currently marks the edge of the main built form. The open countryside in this location provides a prominent rural landscape setting which is key part of character of the village. Development of the site would have a negative impact on character of settlement.	The site does not fit well with form and character of settlement. Development in this location would impact on rural landscape setting which is part of character of village and Conservation Area.	The site does not relate so well with the existing built form and character of the settlement. The site is residential garden but by developing this site, there is loss of open green space and extension of built form which impacts on rural setting of this part of the settlement, including the Conservation Area and Local Nature Reserve.

Appendix 3 - Full
Site Assessments

e	Site ID	ALT/B/143/001	ALT/B/160/004	ALT/B/170/013
	Sub Area	Bedale	Bedale	Bedale
	Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? [Q18]	no issues	no issues	no issues
	Is the proposed preferred use for the site appropriate to the land uses of the surrounding land (north, south, east, west)? [Q19]	no issues	no issues	no issues
To reduce level of waste produced and ensure re-use [SA6]	Will the development contain individual / communal site facilities / infrastructure? [Q20]	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.
To ensure all development is resilient to climate change and reduce the risk of flooding [SA7]	Is part of the site or whole site in Flood Zone 2 [Q22]	Strategic Flood Risk Assessment states site is entirely in Flood Zone 1	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.	Strategic Flood Risk Assessment states site is entirely in Flood Zone 1
	Is part of the site or whole site in Flood Zone 3 [Q21]	Strategic Flood Risk Assessment states site is entirely in Flood Zone 1	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.	Strategic Flood Risk Assessment states site is entirely in Flood Zone 1
	Does the site have a history of surface water flooding? [Q23]	Marginal section of site 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.	Mapping layers do not show evidence of surface water flooding. Strategic Flood Risk Assessment states site is entirely in Flood Zone 1, with minimal or no risk from surface water flooding.	No evidence of surface water flooding on GIS layers. Strategic Flood Risk Assessment states site is entirely in Flood Zone 1, with minimal or no risk from surface water flooding.
	Will development increase the risk of flooding? [Q24]	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.	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 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.	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.
	Can any increase in risk of flooding be mitigated? [Q25]	Strategic Flood Risk Assessment states Flood Risk Assessment may be required and this will determine the nature and scope of any mitigation.	Flood Risk Assessment may be required. This will determine nature and scope of mitigation.	Strategic Flood Risk Assessment states Flood Risk Assessment may be required and this will determine the nature and scope of any mitigation.
To maintain & enhance the character of AONB & National Park [SA8]	Does the site have a negative impact on the setting of the National Park or AONB? [Q26]	NE: no issues	NE: no issues	Nidderdale AONB - All development proposals with significant impact on landscape (more than 5 residential dwellings)
To preserve and where enhance the historic environment and improve understanding of local cultural heritage [SA10]	Is the development in a Conservation Area? [Q27]	HE: no issues	HE: This site adjoins the boundary of the Thornton Watlass Conservation Area. The loss of this open area and its subsequent development could harm elements which contribute to the significance of the Conservation Area. See Comments (d)	HE: This site adjoins the boundary of the West Tanfield Conservation Area. The loss of this open area and its subsequent development could harm elements which contribute to the significance of the Conservation Area. See Comments (d)
	Would development affect the character and appearance of the Conservation Area? [Q28]	HE: no issues	HE: This site adjoins the boundary of the Thornton Watlass Conservation Area. The loss of this open area and its subsequent development could harm elements which contribute to the significance of the Conservation Area. See Comments (d)	HE: This site adjoins the boundary of the West Tanfield Conservation Area. The loss of this open area and its subsequent development could harm elements which contribute to the significance of the Conservation Area. See Comments (d)
	Would development affect the setting and/or significance of a Listed Building? [Q29]	HE: no issues	HE: no issues	HE: no issues
	Will the development of the site affect non-designated heritage assets? [Q30]	no issues	Thornton Watlass Hall is within 500m of site (within 500m buffer of non-designated heritage asset). Potential to impact on landscape setting of this asset.	no issues
	Would development impact sites of archaeological importance? [Q31]	not known	not known	not known
	Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? [Q32]	HE: no issues	HE: no issues	HE: no issues
	Will development of the site affect the setting of an elevated conservation area? [Q33]	no issues	no issues	no issues
	Would development affect the setting of a Scheduled Ancient Monument? [Q34]	HE: There is no intervisibility between the medieval settlement and the site so do not consider that there would be a need to assess the potential impact of this site upon the setting of the monument. Medieval village of Howgrave which is categorised as a scheduled ancient monument is within 500m of the site.	HE: no issues	HE: no issues

Appendix 3 - Full
Site Assessments

e	Site ID	ALT/B/143/001	ALT/B/160/004	ALT/B/170/013
	Sub Area	Bedale	Bedale	Bedale
To provide a mix of housing types and tenures [SA11]	Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people? [Q35]	All sites that are put forward for residential development will be expected to meet policies on size type and tenure.	All sites that are put forward for residential development will be expected to meet policies on size type and tenure.	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? [Q36]	All sites above the current threshold will be assumed to meet policies on affordable housing .	All sites above the current threshold will be assumed to meet policies on affordable housing .	All sites above the current threshold will be assumed to meet policies on affordable housing
To reduce crime & the fear of crime [SA12]	Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour? [Q37]	All new development will be expected to adopt good design standards considering the principles of secure by design	All new development will be expected to adopt good design standards considering the principles of secure by design	All new development will be expected to adopt good design standards considering the principles of secure by design
Business Considerations [SA13 & SA14]	Is there scope to safeguard land for future expansion of a business? [Q38]	proposal for residential development	proposal for residential dwellings	proposal for residential development
	How many direct jobs will be created as a result of development? [Q39]	proposal for residential development	proposal for residential dwellings	proposal for residential development
	What type of jobs or apprenticeships will be created? [Q40]	proposal for residential development	proposal for residential dwellings	proposal for residential development
	Will the proposed development enable expansion of an existing site or business? [Q41]	proposal for residential development	proposal for residential dwellings	proposal for residential development
Highway Considerations	Is there potential for a suitable access to a highway? [Q42]	= amber - Highways: Access onto U1533 would be possible but significant improvements would be required to widen the road although limited highway availability. Developer to demonstrate that a safe and suitable access could be achieved. Accessibility links are poor.	= red - Highways: The site does not appear to have sufficient frontage to enable an access of acceptable standards to be formed onto the public highway with the connection from the site to the public highway being of insufficient width for passing vehicles.	= red - Highways: No direct connection/Frontage to a highway maintainable at the public expense. Site promoter states site would link to site reference B/170/008. However, this is currently not preferred site so no access to highway.
	Will off site work be required and what will the impact be on viability? [Q43]	= red - Access onto U1533 would be possible but significant improvements would be required to widen the road although limited highway availability.	= red - The site does not appear to have sufficient frontage to enable an access of acceptable standards to be formed onto the public highway with the connection from the site to the public highway being of insufficient width for passing vehicles.	= red - No direct connection/Frontage to a highway maintainable at the public expense.
	Is there sufficient capacity in the highway network to accommodate the development? [Q44]	Highways to advise	Highways to advise	Highways to advise
	SITE SUMMARY	Other Settlement - Not Allocated	The site does not fit well with form and character of settlement. Development in this location would impact on rural landscape setting which is part of character of village and Conservation Area and Thornton Watlass non-designated park & garden. The site does not appear to have sufficient frontage to enable an access of acceptable standards to be formed onto the public highway with the connection from the site to the public highway being of insufficient width for passing vehicles. Not a Preferred Site.	This site adjoins the boundary of the West Tanfield Conservation Area. The loss of this open area and its subsequent development could harm elements which contribute to the significance of the Conservation Area. Site within 500m of Nosterfield Local Nature Reserve. The site does not have direct connection/frontage to a highway maintainable at the public expense. Not a Preferred Site.

Appendix 3 - Full
Site Assessments

Sustainability Objective	Site ID	ALT/E/041/046	ALT/E/041/047
	Sub Area	Easingwold	Easingwold
	Parish	Easingwold	Easingwold
	Address	Land to rear of Lilac Cottage Stillington Road, Easingwold	Land East of York Road Easingwold
	Current Use	Domestic & Agricultural	Agriculture
	Preferred Use	Housing	Housing
	Site Size (HA)	0.49 ha	3.22 ha
	Total Dwellings	10	84
To Protect and enhance bio-diversity and geo-diversity [SA1]	Would the development impact on nationally and internationally protected sites (SSSI,SINCs) in close proximity to the site? [Q1]	NE: no issues	NE: no issues
	Does the site have any biodiversity issues? [Q2]	Awaiting Information - to be Completed	Awaiting Information - to be Completed
	Would the development impact on a local nature reserve?		no issues
	Are there any TPO trees on the site? [Q4]	None adjacent to or within site boundary	no issues
To Protect and enhance water and reduce water consumption [SA2]	Is the site within a source protection zone 1, 2 or 3? [Q5]		
To protect and improve air quality and reduce climate change To ensure all groups of the population have access to adequate facilities [SA3 & SA9]	Will the development promote low and zero carbon technologies and renewable sources? [Q6]	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.
	Is there links to footpaths and cycle routes? [Q7]	There are pavements on the roadside adjacent to the site which provide link to Easingwold town centre. National cycle route runs through western end of Easingwold town which is in fairly close proximity. Public Right of Way in fairly close proximity	There is a pavement on the opposite side of York Road to which part of the site bounds. Pedestrian safety issues to be addressed. National cycle route runs through western end of Easingwold town which is fairly close. Public Right of Way runs along southern boundary of site.
	Is there potential for new links to footpaths and cycle routes? [Q8]	Yes, there are pavements on the roadside adjacent to the site which provide link to Easingwold town centre. National cycle route runs through western end of Easingwold town which is in fairly close proximity. Public Right of Way in fairly close proximity	Potential to add new pavements on road side to link into existing pavements which provide links to town centre. National cycle route runs through western end of Easingwold town which is fairly close. Potential to provide links to Public Right of Way
	Is there access to superfast broadband service? [Q9]	yes	yes
	Does the site have good connectivity to the following services and facilities? [Q10]	Awaiting Information	Awaiting Information
To protect and enhance soils and the most efficient use land [SA4]	Will the development re-use brownfield land? [Q11]	greenfield site	greenfield site
	Is the site potentially subject to contamination or other ground condition issues? [Q12]	no issues	no issues
	Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13]	Loss of grade 3b	Majority of land is grade 3b with small section as grade 2
	Is the development within or does it impact on a mineral safeguarding area? [Q14]	Sand and Gravel	sand and Gravel
To provide a good quality built environment. [SA5]	Is there scope to develop or improve green infrastructure through the development? [Q15]	The site is within the GI and could have a potential negative impact but may provide an opportunity through careful design and landscaping to improve the environment	The site is within the GI and could have a potential negative impact but may provide an opportunity through careful design and landscaping to improve the environment
	Is the site prominent in any significant views towards a settlement? [Q16]	The main part of the site is set behind an existing residential dwelling, including a high hedgerow which means the site is fairly well screened from the highway. It is therefore not prominent in significant views towards the settlement	The site is prominent in views towards the settlement when approaching along York road.
	What is the impact on form and character of a settlement? [Q17]	The site is adjacent to a site which has outline planning permission for 175 dwellings. The impact on form and character will be limited	The site is disconnected from the settlement so does not relate well to the existing built form or character

Appendix 3 - Full
Site Assessments

e	Site ID	ALT/E/041/046	ALT/E/041/047
	Sub Area	Easingwold	Easingwold
	Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? [Q18]	no issues	no issues
	Is the proposed preferred use for the site appropriate to the land uses of the surrounding land (north, south, east, west)? [Q19]	no issues	no issues
To reduce level of waste produced and ensure re-use [SA6]	Will the development contain individual / communal site facilities / infrastructure? [Q20]	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.
To ensure all development is resilient to climate change and reduce the risk of flooding [SA7]	Is part of the site or whole site in Flood Zone 2 [Q22]	Strategic Flood Risk Assessment states site is entirely in Flood Zone 1	Flood zone 2 extends across the majority of the site. 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.
	Is part of the site or whole site in Flood Zone 3 [Q21]	Strategic Flood Risk Assessment states site is entirely in Flood Zone 1	Flood zone 3 extends across the majority of the site. 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.
	Does the site have a history of surface water flooding? [Q23]	GIS layers show small sections of site 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.	GIS layers show almost the entire site is susceptible to surface water flooding. The Strategic Flood Risk Assessment recommends that the Exception Test would be required because the development lies wholly or partially within Flood Zone 3a. Exception test should consider surface water flood risk in particular.
	Will development increase the risk of flooding? [Q24]	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.	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. Exception test should consider surface water flood risk in particular.
	Can any increase in risk of flooding be mitigated? [Q25]	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. This will determine the nature and scope of any mitigation.	Flood zone 2 & 3 extend across the majority of the site and almost the entire site is susceptible to surface water flooding. The Strategic Flood Risk Assessment recommends that the Exception Test would be required because the development lies wholly or partially within Flood Zone 3a. Exception test should consider surface water flood risk in particular.
To maintain & enhance the character of AONB & National Park [SA8]	Does the site have a negative impact on the setting of the National Park or AONB? [Q26]	NE: no issues	NE: no issues
To preserve and where enhance the historic environment and improve understanding of local cultural heritage [SA10]	Is the development in a Conservation Area? [Q27]	HE do not identify any issues	HE do not identify any issues
	Would development affect the character and appearance of the Conservation Area? [Q28]	HE do not identify any issues	HE do not identify any issues
	Would development affect the setting and/or significance of a Listed Building? [Q29]	HE do not identify any issues	HE do not identify any issues
	Will the development of the site affect non-designated heritage assets? [Q30]	no issues	no issues
	Would development impact sites of archaeological importance? [Q31]	none known	none known
	Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? [Q32]	HE do not identify any issues	HE do not identify any issues
	Will development of the site affect the setting of an elevated conservation area? [Q33]	no issues	no issues
	Would development affect the setting of a Scheduled Ancient Monument? [Q34]	HE do not identify any issues	HE do not identify any issues

Appendix 3 - Full
Site Assessments

e	Site ID	ALT/E/041/046	ALT/E/041/047
	Sub Area	Easingwold	Easingwold
To provide a mix of housing types and tenures [SA11]	Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people? [Q35]	All sites that are put forward for residential development will be expected to meet policies on size type and tenure.	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? [Q36]	All sites above the current threshold will be assumed to meet policies on affordable housing.	All sites above the current threshold will be assumed to meet policies on affordable housing
To reduce crime & the fear of crime [SA12]	Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour? [Q37]	All new development will be expected to adopt good design standards considering the principles of secure by design	All new development will be expected to adopt good design standards considering the principles of secure by design
Business Considerations [SA13 & SA14]	Is there scope to safeguard land for future expansion of a business? [Q38]	proposal for residential development	proposal for residential development
	How many direct jobs will be created as a result of development? [Q39]	proposal for residential development	proposal for residential development
	What type of jobs or apprenticeships will be created? [Q40]	proposal for residential development	proposal for residential development
	Will the proposed development enable expansion of an existing site or business? [Q41]	proposal for residential development	proposal for residential development
Highway Considerations	Is there potential for a suitable access to a highway? [Q42]	= g. Highways: Access could be achieved onto C91 Stillington Road, would need to be considered with site ref E/041/001. Developer to demonstrate that a safe and suitable access can be achieved.	= g. Highways: Access could be achieved onto York Road. Developer would need to demonstrate that a safe and suitable access can be achieved.
	Will off site work be required and what will the impact be on viability? [Q43]	= amber. If access achievable, this will determine if and what off site works needed.	= amber. If access achievable, this will determine if and what off site works required.
	Is there sufficient capacity in the highway network to accommodate the development? [Q44]	Highways to advise	Highways to advise
	SITE SUMMARY	The site is not prominent in significant views towards the settlement. The site is adjacent to a site which has outline planning permission for 175 dwellings. The impact on form and character will be limited. Access could be achieved onto C91 Stillington Road. Access would need to be considered with adjacent site which has outline planning permission. Site has good connectivity to town centre. The Strategic Flood Risk Assessment recommends that the development may be permitted on flood risk grounds. Preferred Site.	Flood zone 2 and 3 extend across the majority of the site and almost the entire site is susceptible to surface water flooding. The Strategic Flood Risk Assessment recommends that the Exception Test would be required because the development lies wholly or partially within Flood Zone 3a. Strategic Flood Risk Assessment states Exception test should consider surface water flood risk in particular. The site is prominent in views towards the settlement when approaching along York road. The site is disconnected from the settlement so does not relate well to the existing built form or character. Not a Preferred Site.

Appendix 3 - Full
Site Assessments

Sustainability Objective	Site ID	ALT/E/041/048	ALT/E/041/055
	Sub Area	Easingwold	Easingwold
	Parish	Easingwold	Easingwold
	Address	White Horse View Copperclay Walk Easingwold YO61 3QN	Land Adjacent Prospect Park, Between Thirsk Rd & Raskelf Rd, Easingwold
	Current Use	Assumed C2 Residential Institution	
	Preferred Use	Housing	Mixed
	Site Size (HA)	1.14 ha	7.74 ha
	Total Dwellings	46	
To Protect and enhance bio-diversity and geo-diversity [SA1]	Would the development impact on nationally and internationally protected sites (SSSI,SINCs) in close proximity to the site? [Q1]	NE: no issues	No issues
	Does the site have any biodiversity issues? [Q2]	Awaiting Information - to be Completed	Awaiting Information - to be Completed
	Would the development impact on a local nature reserve?	no issues	no issues
	Are there any TPO trees on the site? [Q4]	There is a cluster of trees protected by Tree Preservation Order within the site boundary.	TPOS not in site but in close proximity to north east corner of site.
To Protect and enhance water and reduce water consumption [SA2]	Is the site within a source protection zone 1, 2 or 3? [Q5]		
To protect and improve air quality and reduce climate change To ensure all groups of the population have access to adequate facilities [SA3 & SA9]	Will the development promote low and zero carbon technologies and renewable sources? [Q6]	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards. Employment development should have the potential to be Green if they follow BREEAM standards.
	Is there links to footpaths and cycle routes? [Q7]	There are pavements on Copperclay Walk providing links in to Easingwold town centre. There is a national cycle route in close proximity to the site	There are pavements adjacent to site entrance which provide links northwards. There is a pavement on opposite side of road which provide links into town centre. Site is in close proximity to National Cycle Network route which runs from Church Hill, to Raskelf Road and Alne Road. No Public Right of Way in vicinity. Good connectivity to town centre.
	Is there potential for new links to footpaths and cycle routes? [Q8]	There are pavements on Copperclay Walk providing links in to Easingwold town centre. There is a national cycle route in close proximity to the site.	Limited potential for new pavement links on same side as site entrance to link Thirsk road to Long Street as limited grass verge in some areas due to trees. The National Cycle Route is in close proximity to site so this could be easily accessed.
	Is there access to superfast broadband service? [Q9]	yes	yes
	Does the site have good connectivity to the following services and facilities? [Q10]	Awaiting Information	Awaiting Information
To protect and enhance soils and the most efficient use land [SA4]	Will the development re-use brownfield land? [Q11]	Site encompasses existing buildings with some grounds (green space)	Majority of site is greenfield. Small section of site is previously developed land (school car park and industrial units).
	Is the site potentially subject to contamination or other ground condition issues? [Q12]	Site is within Radon contaminated area and other contamination but development of the site could lead to cleaning up. The site is within a residential area.	Area affected by radon contamination extends into part of northern section of site. However, there is existing residential area within this Radon area and development of the site could lead to cleaning up.
	Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13]	Not in agricultural use	Loss of grade 2 agricultural land with marginal loss of grade 3b.
	Is the development within or does it impact on a mineral safeguarding area? [Q14]	no issues	no issues
To provide a good quality built environment. [SA5]	Is there scope to develop or improve green infrastructure through the development? [Q15]	The site is within the GI and could have a potential negative impact but may provide an opportunity through careful design and landscaping to improve the environment	The site is within the GI and could have a potential negative impact but may provide an opportunity through careful design and landscaping to improve the environment
	Is the site prominent in any significant views towards a settlement? [Q16]	The site is within an existing residential area of Easingwold and is not visible from the highway. It is not prominent in significant views of the settlement	The site is not prominent in any significant views towards the settlement when approaching from the north on Thirsk Road or if approaching from south on Long Street as site is set behind existing residential development. The site incorporates a significant extension westwards well beyond the two sites identified as preferred sites in the Preferred Options document (E/041/027 and E/041/045). The site is therefore very prominent in view when approaching the settlement from the west along Raskelf Road. At the proposed scale, development would result in large scale loss of open countryside which is currently prominent in view on approach into the settlement along Raskelf Road and this would have negative impact on rural landscape setting of this part of the settlement.
	What is the impact on form and character of a settlement? [Q17]	The site is within an existing residential area of Easingwold and is not visible from the highway. It is not prominent in significant views of the settlement. The site is owned by National Health Service and the buildings are currently not in use. Depending on the design of any development, the impact on form would be limited as the site is within the existing built form. The site contains open grounds which are currently used as a car park and grassed areas. A lower density development which retains some of the existing grounds / open green space would reduce impact on character. Design of any development should be in keeping with character of surrounding area to reduce impact.	The site incorporates a significant extension westwards well beyond the two sites identified as preferred sites in the Preferred Options document (E/041/027 and E/041/045). At the proposed scale, development would result in large scale loss of open countryside which currently provides a prominent rural landscape setting for this part of the settlement. Development of whole site would therefore have negative impact on character of settlement. The proposed scale of development does not relate well to existing form of settlement. Also, existing residential development which fronts on to Raskelf Road opposite the western end of the proposed site, is characterised by larger detached properties, well-spaced and set back from the highway with large gardens. Any new development at this location should respect the existing character of this area.

Appendix 3 - Full
Site Assessments

e	Site ID	ALT/E/041/048	ALT/E/041/055
	Sub Area	Easingwold	Easingwold
	Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? [Q18]	no issues	no issues
	Is the proposed preferred use for the site appropriate to the land uses of the surrounding land (north, south, east, west)? [Q19]	no issues	no issues
To reduce level of waste produced and ensure re-use [SA6]	Will the development contain individual / communal site facilities / infrastructure? [Q20]	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.
To ensure all development is resilient to climate change and reduce the risk of flooding [SA7]	Is part of the site or whole site in Flood Zone 2 [Q22]	Strategic Flood Risk Assessment states site is entirely in Flood Zone1	Site is on gradient. Strategic Flood Risk Assessment states site is entirely in Flood Zone1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required. This will determine the nature and scope of any mitigation.
	Is part of the site or whole site in Flood Zone 3 [Q21]	Strategic Flood Risk Assessment states site is entirely in Flood Zone1	Site is on gradient. Strategic Flood Risk Assessment states site is entirely in Flood Zone1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required. This will determine the nature and scope of any mitigation.
	Does the site have a history of surface water flooding? [Q23]	GIS layers show no evidence of surface water flooding. Site is on gradient / slope. Strategic Flood Risk Assessment states site is entirely in Flood Zone1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required.	Mapping layers show marginal sections of eastern end of 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.
	Will development increase the risk of flooding? [Q24]	Strategic Flood Risk Assessment states site is entirely in Flood Zone1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required.	Site is on gradient. Strategic Flood Risk Assessment states site is entirely in Flood Zone1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required. This will determine the nature and scope of any mitigation.
	Can any increase in risk of flooding be mitigated? [Q25]	Strategic Flood Risk Assessment states site is entirely in Flood Zone1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required. This will determine the nature and scope of any mitigation.	As the site extent exceeds 1ha, Flood Risk Assessment would be required. This will determine the nature and scope of any mitigation.
To maintain & enhance the character of AONB & National Park [SA8]	Does the site have a negative impact on the setting of the National Park or AONB? [Q26]	NE state: Howardian Hills AONB - All development proposals with significant impact on landscape (more than 5 residential dwellings)	no issues
To preserve and where enhance the historic environment and improve understanding of local cultural heritage [SA10]	Is the development in a Conservation Area? [Q27]	HE do not identify any issues	HE: no issues. HDC comment: At the proposed scale, development would result in large scale loss of open countryside which is currently prominent in view and part of rural land scape setting on approach into the settlement and Conservation Area, from Raskelf Road.
	Would development affect the character and appearance of the Conservation Area? [Q28]	HE do not identify any issues	HE: no issues. HDC comment: At the proposed scale, development would result in large scale loss of open countryside which is currently prominent in view and part of rural land scape setting on approach into the settlement and Conservation Area, from Raskelf Road.
	Would development affect the setting and/or significance of a Listed Building? [Q29]	HE do not identify any issues	HE: no issues
	Will the development of the site affect non-designated heritage assets? [Q30]	no issues	no issues
	Would development impact sites of archaeological importance? [Q31]	no issues identified	Archaeological survey has been undertaken on the part of the site which provides access on to Thirsk Road. Further information required.
	Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? [Q32]	HE do not identify any issues	HE: no issues
	Will development of the site affect the setting of an elevated conservation area? [Q33]	no issues	no issues
	Would development affect the setting of a Scheduled Ancient Monument? [Q34]	HE do not identify any issues	HE: no issues

Appendix 3 - Full
Site Assessments

e	Site ID	ALT/E/041/048	ALT/E/041/055
	Sub Area	Easingwold	Easingwold
To provide a mix of housing types and tenures [SA11]	Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people? [Q35]	All sites that are put forward for residential development will be expected to meet policies on size type and tenure.	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? [Q36]	All sites above the current threshold will be assumed to meet policies on affordable housing	All sites above the current threshold will be assumed to meet policies on affordable housing .
To reduce crime & the fear of crime [SA12]	Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour? [Q37]	All new development will be expected to adopt good design standards considering the principles of secure by design	All new development will be expected to adopt good design standards considering the principles of secure by design
Business Considerations [SA13 & SA14]	Is there scope to safeguard land for future expansion of a business? [Q38]	proposal for residential use	Proposal for mixed use (Phase 1 proposes 60 dwellings and Phase 2 proposes 100 dwellings and 2 form entry Primary School) .
	How many direct jobs will be created as a result of development? [Q39]	proposal for residential use	Proposal for mixed use (Phase 1 proposes 60 dwellings and Phase 2 proposes 100 dwellings and 2 form entry Primary School) . Potential.
	What type of jobs or apprenticeships will be created? [Q40]	proposal for residential use	Proposal for mixed use (Phase 1 proposes 60 dwellings and Phase 2 proposes 100 dwellings and 2 form entry Primary School) . Potential.
	Will the proposed development enable expansion of an existing site or business? [Q41]	proposal for residential use	Proposal for mixed use (Phase 1 proposes 60 dwellings and Phase 2 proposes 100 dwellings and 2 form entry Primary School) .
Highway Considerations	Is there potential for a suitable access to a highway? [Q42]	Access can be achieved onto Copperclay Walk. Developer would need to demonstrate a safe and suitable access can be achieved. '= g	= g - Highways: Access is available onto Raskelf Road and Thirsk Road. The developer would need to demonstrate a safe and suitable access can be achieved. Pedestrian and cycle links to serve the site will need to be provided. Street lighting to be extended along Raskelf Road to serve the site and crossing points along Thirsk Road considered. A transport assessment and travel plan would identify more detailed requirements for this site.
	Will off site work be required and what will the impact be on viability? [Q43]	Highways do not identify any works '= g	= amber - Highways: Pedestrian and cycle links to serve the site will need to be provided. Street lighting to be extended along Raskelf Road to serve the site and crossing points along Thirsk Road considered. A transport assessment and travel plan would identify more detailed requirements for this site.
	Is there sufficient capacity in the highway network to accommodate the development? [Q44]	Highways to advise	Highways to advise
	SITE SUMMARY	The site is within an existing residential area of Easingwold and is not visible from the main highway. Depending on the design of any development, the impact on form would be limited as the site is within the existing built form. A lower density development which retains some of the existing grounds / open green space would reduce impact on character. Any development will need to retain the cluster of trees within the site boundary which are protected by Tree Preservation Order. Site has good connectivity to town centre. Access can be achieved onto Copperclay Walk. Strategic Flood Risk Assessment states site is entirely in Flood Zone1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required. Site is preferred subject to demonstrating there is no need to retain this as a health facility. Preferred Site.	The site incorporates a significant extension westwards well beyond the two sites identified as preferred sites in the Preferred Options document (E/041/027 and E/041/045). The site is therefore very prominent in views when approaching the settlement from the west along Raskelf Road. At the proposed scale, development would result in large scale loss of open countryside which is currently prominent in view on approach into the settlement along Raskelf Road and this would have negative impact on rural landscape setting of this part of the settlement. Development of whole site would therefore have negative impact on character of settlement. The proposed scale of development does not relate well to existing form of settlement. The current proposal for the extension of the existing school playing fields will meet requirements for the Local Plan. Not preferred site.

Appendix 3 - Full
Site Assessments

Sustainability Objective	Site ID	ALT/E/071/003	ALT/E/093/003	ALT/E/122/003
	Sub Area	Easingwold	Easingwold	Easingwold
	Parish	Husthwaite	Linton -on-Ouse	Raskelf
	Address	land at The Nookin , Husthwaite	Site E/093/001 - Revised Boundary, Main Street Linton -on-Ouse	Land East of The Cottage, The Green, Raskelf, North Yorkshire
	Current Use	Open Fields	Paddock (grazing) and Arable	
	Preferred Use	Housing	Housing	Housing
	Site Size (HA)	1.25 ha	1.01 ha	0.32 ha
	Total Dwellings	60		
To Protect and enhance bio-diversity and geo-diversity [SA1]	Would the development impact on nationally and internationally protected sites (SSSI,SINCs) in close proximity to the site? [Q1]	NE do not identify any issues	NE: no issues	NE: no issues
	Does the site have any biodiversity issues? [Q2]	Awaiting Information - to be Completed	Awaiting Information - to be Completed	Awaiting Information - to be Completed
	Would the development impact on a local nature reserve?	no issues	no Issues	no issues
	Are there any TPO trees on the site? [Q4]	no issues	Trees protected by Tree Preservation Order are located within site boundary	no issues
To Protect and enhance water and reduce water consumption [SA2]	Is the site within a source protection zone 1, 2 or 3? [Q5]			
To protect and improve air quality and reduce climate change To ensure all groups of the population have access to adequate facilities [SA3 & SA9]	Will the development promote low and zero carbon technologies and renewable sources? [Q6]	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards
	Is there links to footpaths and cycle routes? [Q7]	Public Right of Way runs along southern boundary of site. The site does include link to highway where there are existing pavements. However, currently there are existing residential properties and buildings which would restrict access to highway. Clarification is needed as to whether these existing buildings are to be removed. The submission form states there are no buildings to relocate but this restricts access. Highways to advise. No cycle routes evident	A Public Right of Way runs north to south along the eastern boundary of the site. The site fronts onto Main Street which has pavements on either side providing convenient and safe access to village facilities. Main Street is also a cycle route linking with the National Cycle Route network a short distance away.	There is a pavement on opposite side of Hag Lane and opposite side of main highway to which part of site fronts on to. There is Public Right of Way in proximity to site on opposite side of highway but no direct link. National cycle route in proximity.
	Is there potential for new links to footpaths and cycle routes? [Q8]	The site does include link to highway where there are existing pavements. However, currently there are existing residential properties and buildings which would restrict access to highway. Clarification is needed as to whether these existing buildings are to be removed. The submission form states there are no buildings to relocate but this restricts access. Highways to advise. No cycle routes evident	Any development could be linked to the existing footpaths and cycle route along Main Street and the Public Right of Way	Potential to create additional footways to link site to existing pavements. Highways to advise.
	Is there access to superfast broadband service? [Q9]	yes	yes	yes
	Does the site have good connectivity to the following services and facilities? [Q10]	Awaiting Information	Awaiting Information	Awaiting Information
To protect and enhance soils and the most efficient use land [SA4]	Will the development re-use brownfield land? [Q11]	majority is greenfield site (some farm buildings, existing residential).	no, greenfield site	no greenfield site
	Is the site potentially subject to contamination or other ground condition issues? [Q12]	Site falls within Radon contaminated area but development of site may lead to cleaning up of site.	no issues	no issues
	Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13]	Loss of grade 3b	Mostly loss of grade 3b with small loss of grade 2.	loss of grade 3b
	Is the development within or does it impact on a mineral safeguarding area? [Q14]	no issues	sand & Gravel	Sand and Gravel Mineral Safeguarding Area
To provide a good quality built environment. [SA5]	Is there scope to develop or improve green infrastructure through the development? [Q15]	The site is within the GI and could have a potential negative impact but may provide an opportunity through careful design and landscaping to improve the environment	The site is within the GI and could have a potential negative impact but may provide an opportunity through careful design and landscaping to improve the environment	The site is 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
	Is the site prominent in any significant views towards a settlement? [Q16]	The site is set behind existing residential development so is fairly well screened by existing development and vegetation. Development would not be prominent in significant views towards the settlement.	Some prominence in views toward settlement due to loss of open countryside which provides setting to this part of the settlement on approach from east.	Development on the site would have some prominence when approaching Raskelf from the east.
	What is the impact on form and character of a settlement? [Q17]	Whilst the site is partly adjacent to existing built development, development at the proposed scale and location would have negative impact on character and form of settlement	Development at the proposed scale and location would have adverse impact on character and form of settlement. It is adjacent to development limits but would involve a significant extension that would be poorly related to the settlement. Development at the frontage of the site would be appropriate and this already has planning permission for five dwellings.	The site is adjacent to an outlying group of buildings known as the Green and is therefore divorced from the main settlement of Raskelf. Development would therefore represent consolidation of existing sporadic development having a poor relationship with existing built form of main settlement.

Appendix 3 - Full
Site Assessments

	Site ID	ALT/E/071/003	ALT/E/093/003	ALT/E/122/003
	Sub Area	Easingwold	Easingwold	Easingwold
e	Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? [Q18]	no issues	no issues	no issues
	Is the proposed preferred use for the site appropriate to the land uses of the surrounding land (north, south, east, west)? [Q19]	no issues	no issues	no issues
To reduce level of waste produced and ensure re-use [SA6]	Will the development contain individual / communal site facilities / infrastructure? [Q20]	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.
To ensure all development is resilient to climate change and reduce the risk of flooding [SA7]	Is part of the site or whole site in Flood Zone 2 [Q22]	Strategic Flood Risk Assessment states site is entirely in Flood Zone1	Strategic Flood Risk Assessment states site is entirely in Flood Zone1	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.
	Is part of the site or whole site in Flood Zone 3 [Q21]	Strategic Flood Risk Assessment states site is entirely in Flood Zone1	Strategic Flood Risk Assessment states site is entirely in Flood Zone1	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.
	Does the site have a history of surface water flooding? [Q23]	Minor section on western boundary of site is susceptible to surface water flooding. Site is on gradient. The Strategic Flood Risk Assessment does not identify this issue but does states site is entirely in Flood Zone1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required.	Mapping layers do not show evidence of 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.	Mapping layers show marginal section of the northern part of site is susceptible to surface water flooding and also part of the highway at this point. Strategic Flood Risk Assessment states site is entirely in Flood Zone 1, with minimal or no risk from surface water flooding.
	Will development increase the risk of flooding? [Q24]	The Strategic Flood Risk Assessment does not identify this issue but does states site is entirely in Flood Zone1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required.	Strategic Flood Risk Assessment states site is entirely in Flood Zone1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required.	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.
	Can any increase in risk of flooding be mitigated? [Q25]	Strategic Flood Risk Assessment states Flood Risk Assessment is required and this will determine the nature and scope of any mitigation.	Strategic Flood Risk Assessment states Flood Risk Assessment is required and this will determine the nature and scope of any mitigation.	Flood Risk Assessment may be required. This will determine nature and scope of mitigation.
To maintain & enhance the character of AONB & National Park [SA8]	Does the site have a negative impact on the setting of the National Park or AONB? [Q26]	NE state: Howardian Hills AONB & North York Moors National Park - All development proposals with significant impact on landscape (more than 5 residential dwellings)	NE: no issues	NE: no issues
To preserve and where enhance the historic environment and improve understanding of local cultural heritage [SA10]	Is the development in a Conservation Area? [Q27]	HE: This site adjoins the boundary of the Husthwaite Conservation Area. The loss of this open area and its subsequent development could harm elements which contribute to the significance of the Conservation Area. See Comments (d)	HE: no issues	HE: no issues
	Would development affect the character and appearance of the Conservation Area? [Q28]	HE: This site adjoins the boundary of the Husthwaite Conservation Area. The loss of this open area and its subsequent development could harm elements which contribute to the significance of the Conservation Area. See Comments (d)	HE: no issues	HE: no issues
	Would development affect the setting and/or significance of a Listed Building? [Q29]	HE: Black Bull Cottage and Rose View Cottage adjoining the northern edge of this site are Grade II Listed Buildings. The development of this area could affect the setting of these buildings. See Comments (b2). Site in consultation zone for St Nicholas Church.	HE: no issues	HE: no issues
	Will the development of the site affect non-designated heritage assets? [Q30]	no issues	no issues	no issues
	Would development impact sites of archaeological importance? [Q31]	not known	not known	not known
	Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? [Q32]	HE do not identify any issues	HE: no issues	HE: no issues
	Will development of the site affect the setting of an elevated conservation area? [Q33]	no issues	no issues	no issues
	Would development affect the setting of a Scheduled Ancient Monument? [Q34]	HE do not identify any issues	HE: no issues	HE: no issues

Appendix 3 - Full
Site Assessments

e	Site ID	ALT/E/071/003	ALT/E/093/003	ALT/E/122/003
	Sub Area	Easingwold	Easingwold	Easingwold
To provide a mix of housing types and tenures [SA11]	Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people? [Q35]	All sites that are put forward for residential development will be expected to meet policies on size type and tenure.	All sites that are put forward for residential development will be expected to meet policies on size type and tenure.	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? [Q36]	All sites above the current threshold will be assumed to meet policies on affordable housing	All sites above the current threshold will be assumed to meet policies on affordable housing	All sites above the current threshold will be assumed to meet policies on affordable housing
To reduce crime & the fear of crime [SA12]	Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour? [Q37]	All new development will be expected to adopt good design standards considering the principles of secure by design	All new development will be expected to adopt good design standards considering the principles of secure by design	All new development will be expected to adopt good design standards considering the principles of secure by design
Business Considerations [SA13 & SA14]	Is there scope to safeguard land for future expansion of a business? [Q38]	proposal for residential use	proposal for residential development	proposal for residential development
	How many direct jobs will be created as a result of development? [Q39]	proposal for residential use	proposal for residential development	proposal for residential development
	What type of jobs or apprenticeships will be created? [Q40]	proposal for residential use	proposal for residential development	proposal for residential development
	Will the proposed development enable expansion of an existing site or business? [Q41]	proposal for residential use	proposal for residential development	proposal for residential development
Highway Considerations	Is there potential for a suitable access to a highway? [Q42]	Access may be achievable to The Nookin, widening would be required to enable acceptable access junction and achieved adequate visibility to North Yorkshire County Council standards. The developer to demonstrate that a safe and suitable access could be achieved. = amber	Access could be achieved onto Main Street. Developer would need to demonstrate a safe and suitable access could be achieved. '= g	= g - Highways: Access is available from Easingwold Road and Hag Lane. Visibility may be restricted and the developer would need to demonstrate that a safe and suitable access can be achieved.
	Will off site work be required and what will the impact be on viability? [Q43]	Works will be required to improve the existing major road and extend existing footway / street lighting to serve the site. = amber	no works identified '= g	= g - no highways comments.
	Is there sufficient capacity in the highway network to accommodate the development? [Q44]	Highways to advise	Highways to advise	Highways to advise
	SITE SUMMARY	Development would not be prominent in significant views towards the settlement. Whilst the site is partly adjacent to existing built development, development at the proposed scale and location would have negative impact on character and form of settlement. Loss of this open area and its subsequent development could harm elements which contribute to the significance of the Conservation Area and could affect setting of Grade II Listed Buildings on the northern edge of the site. Not a Preferred Site.	Development at the proposed scale and location would have adverse impact on character and form of settlement. It would involve a significant extension that would be poorly related to the settlement. Development at the frontage of the site would be appropriate and this already has planning permission for five dwellings. Not a Preferred Site.	The site is adjacent to an outlying group of buildings known as the Green and is therefore divorced from the main settlement of Raskelf. Development would therefore represent consolidation of existing sporadic development having a poor relationship with existing built form of main settlement. Not a Preferred Site.

Appendix 3 - Full
Site Assessments

Sustainability Objective	Site ID	ALT/E/131/018	ALT/E/131/019
	Sub Area	Easingwold	Easingwold
	Parish	Shipton	Shipton
	Address	Main Street Garage Site and Fields to Rear	Newton House Yard Newton House, Main Street, Ship by Beningbrough York
	Current Use	Garage and Open Fields	Storage/ garaging/buildings.
	Preferred Use	Housing	Housing
	Site Size (HA)	3.46 ha	0.15 ha
	Total Dwellings	100	Potentially 5 houses. Initial thoughts are for bungalow for Mr & Mrs Wood
To Protect and enhance bio-diversity and geo-diversity [SA1]	Would the development impact on nationally and internationally protected sites (SSSI,SINCs) in close proximity to the site? [Q1]	NE state: Clifton Ings And Rawcliffe Meadows SSSI within 7km. Concern if discharge of water/liquid waste to ground/surface water is more than 20m³/day	NE state: Clifton Ings And Rawcliffe Meadows SSSI within 7km. Concern if discharge of water/liquid waste to ground/surface water is more than 20m³/day
	Does the site have any biodiversity issues? [Q2]	Awaiting Information - to be Completed	Awaiting Information - to be Completed
	Would the development impact on a local nature reserve?	no issues	no issues
	Are there any TPO trees on the site? [Q4]	no issues	no issues
To Protect and enhance water and reduce water consumption [SA2]	Is the site within a source protection zone 1, 2 or 3? [Q5]		
To protect and improve air quality and reduce climate change To ensure all groups of the population have access to adequate facilities [SA3 & SA9]	Will the development promote low and zero carbon technologies and renewable sources? [Q6]	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.
	Is there links to footpaths and cycle routes? [Q7]	The site is split between Burrell's Lane but submitted as one development proposal for 100 dwellings. The site boundary includes the existing housing allocation (EH5, the garage site at Main street). This part of the site provides link to the highway and links to pavements in the village centre. Highways would need to advise on access suitability. The part of the site to the north of Burrell's Lane does not show an access to highway. Highways would need to advise on access to highway and pavements. Public Right of Way runs along Burrell's Lane and to the western end of part of the site. No cycle route evident	Site boundary does not identify access to highway and so there are no links to pavements. Public Right of Way is in fairly close proximity to site. No cycle route evident.
	Is there potential for new links to footpaths and cycle routes? [Q8]	There is potential to link to existing pavements on Main Street. Highways would need to advise on access to highway and pavements. No cycle route evident	Site boundary does not identify access to highway and so there are no links to pavements. Public Right of Way is in fairly close proximity to site. No cycle route evident.
	Is there access to superfast broadband service? [Q9]	yes	yes
	Does the site have good connectivity to the following services and facilities? [Q10]	Awaiting Information	Awaiting Information
To protect and enhance soils and the most efficient use land [SA4]	Will the development re-use brownfield land? [Q11]	The majority of the site is greenfield. Part of the site (around 25%) fronting Main Street is brownfield.	Majority of site is brownfield
	Is the site potentially subject to contamination or other ground condition issues? [Q12]	no issues	no issues
	Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13]	Loss of grade 3b	not in agricultural use
	Is the development within or does it impact on a mineral safeguarding area? [Q14]	no issues	no issues
To provide a good quality built environment. [SA5]	Is there scope to develop or improve green infrastructure through the development? [Q15]	The site is not near to GI corridor, there is limited scope to develop or improve the GI	The site is not near to GI corridor, there is limited scope to develop or improve the GI
	Is the site prominent in any significant views towards a settlement? [Q16]	The part of the site which includes a garage and fronts on to Main Street is an existing housing allocation in the LDF (EH4). This forms part of the existing built form. The proposed extension of this site both to the south and north of Burrell's Lane, includes an extensive area of open countryside and development of this would be prominent in significant views towards the settlement from the Public Right of Way.	The site is set behind existing residential development and so is not prominent in significant views towards the settlement
	What is the impact on form and character of a settlement? [Q17]	The part of the site which includes a garage and fronts on to Main Street is an existing allocation in the LDF (EH4). However, the proposed extension of this site both to the south and north of Burrell's Lane, includes an extensive area of open countryside and the scale of this extended area is not in keeping with the form and character of the settlement.	The site has limited impact on form and character as it is a small infill site. It is adjacent to an existing housing allocation

Appendix 3 - Full
Site Assessments

e	Site ID	ALT/E/131/018	ALT/E/131/019
	Sub Area	Easingwold	Easingwold
	Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? [Q18]	The main of the site sits behind existing residential development and is away from the highway. Noise mitigation may need to be considered for any new dwellings in proximity to Main Street (A19).	No apparent issues
	Is the proposed preferred use for the site appropriate to the land uses of the surrounding land (north, south, east, west)? [Q19]	The main of the site sits behind existing residential development and is away from the highway. Noise mitigation may need to be considered for any new dwellings in proximity to Main Street (A19).	No apparent issues
To reduce level of waste produced and ensure re-use [SA6]	Will the development contain individual / communal site facilities / infrastructure? [Q20]	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.
To ensure all development is resilient to climate change and reduce the risk of flooding [SA7]	Is part of the site or whole site in Flood Zone 2 [Q22]	Strategic Flood Risk Assessment states site is entirely in Flood Zone1	Strategic Flood Risk Assessment states site is entirely in Flood Zone 1
	Is part of the site or whole site in Flood Zone 3 [Q21]	Strategic Flood Risk Assessment states site is entirely in Flood Zone1	Strategic Flood Risk Assessment states site is entirely in Flood Zone 1
	Does the site have a history of surface water flooding? [Q23]	Mapping layers show part of Burrell's Lane is susceptible to surface water flooding. Part of the western end of the site which is to south of Burrell's Lane 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.	Mapping layers do not show evidence of surface water flooding. Strategic Flood Risk Assessment states site is entirely in Flood Zone 1, with minimal or no risk from surface water flooding.
	Will development increase the risk of flooding? [Q24]	Strategic Flood Risk Assessment states site is entirely in Flood Zone1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required.	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.
	Can any increase in risk of flooding be mitigated? [Q25]	Strategic Flood Risk Assessment states Flood Risk Assessment is required and this will determine the nature and scope of any mitigation.	Strategic Flood Risk Assessment states Flood Risk Assessment may be required and this will determine the nature and scope of any mitigation.
To maintain & enhance the character of AONB & National Park [SA8]	Does the site have a negative impact on the setting of the National Park or AONB? [Q26]	NE: no issues	NE: no issues
To preserve and where enhance the historic environment and improve understanding of local cultural heritage [SA10]	Is the development in a Conservation Area? [Q27]	HE do not identify any issues	HE do not identify any issues
	Would development affect the character and appearance of the Conservation Area? [Q28]	HE do not identify any issues	HE do not identify any issues
	Would development affect the setting and/or significance of a Listed Building? [Q29]	HE do not identify any issues	HE: The Dawnay Arms adjacent to this site is a Grade II Listed Building. See Comment C.
	Will the development of the site affect non-designated heritage assets? [Q30]	no issues	no issues
	Would development impact sites of archaeological importance? [Q31]	not known	not known
	Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? [Q32]	HE do not identify any issues	HE do not identify any issues
	Will development of the site affect the setting of an elevated conservation area? [Q33]	no issues	no issues
	Would development affect the setting of a Scheduled Ancient Monument? [Q34]	HE do not identify any issues	HE do not identify any issues

Appendix 3 - Full
Site Assessments

e	Site ID	ALT/E/131/018	ALT/E/131/019
	Sub Area	Easingwold	Easingwold
To provide a mix of housing types and tenures [SA11]	Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people? [Q35]	All sites that are put forward for residential development will be expected to meet policies on size type and tenure.	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? [Q36]	All sites above the current threshold will be assumed to meet policies on affordable housing	All sites above the current threshold will be assumed to meet policies on affordable housing .
To reduce crime & the fear of crime [SA12]	Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour? [Q37]	All new development will be expected to adopt good design standards considering the principles of secure by design	All new development will be expected to adopt good design standards considering the principles of secure by design
Business Considerations [SA13 & SA14]	Is there scope to safeguard land for future expansion of a business? [Q38]	proposal for residential development	proposal for residential development
	How many direct jobs will be created as a result of development? [Q39]	proposal for residential development	proposal for residential development
	What type of jobs or apprenticeships will be created? [Q40]	proposal for residential development	proposal for residential development
	Will the proposed development enable expansion of an existing site or business? [Q41]	proposal for residential development	proposal for residential development
Highway Considerations	Is there potential for a suitable access to a highway? [Q42]	The part of site to north of Burrills Lane has no direct connection/frontage to a highway maintenance at public expense. The part of site to south of Burrills Lane has access on to Main Street. = amber	The site has no direct connection/frontage to a highway maintainable at the public expense. = red
	Will off site work be required and what will the impact be on viability? [Q43]	Developer would need to demonstrate that a safe and suitable access could be achieved. May require works to relocate existing informal crossing point on Main Street. = amber	not relevant - site has no access = red
	Is there sufficient capacity in the highway network to accommodate the development? [Q44]	Highways to advise	Highways to advise
	SITE SUMMARY	The part of the site which includes a garage and fronts on to Main Street is an existing housing allocation in the LDF (EH4). This forms part of the existing built form. The proposed extension of this site, both to the south and north of Burrell's Lane, includes an extensive area of open countryside which extends westwards. Development of this area at proposed scale would be prominent in significant views towards the settlement from the Public Right of Way. Development of the entire area would not fit well with form and character of settlement. The part of site to north of Burrell's Lane has no direct connection/frontage to a highway maintenance at public expense and is not deemed appropriate for development. Development of part of the site to the south of Burrell's Lane and in particular a redevelopment of the garage site may be appropriate, subject to resolving any surface water flooding issues. The development would need to come forward in conjunction with the existing allocation (EH4) ensuring redevelopment of the garage site, the existing allocation provides the access point to the highway (Main Street). Careful planning of layout and design would be required to deliver a lower density development (in the region of 25 dwellings) across the entire preferred part of site submitted. Highways to advise. Part Preferred Site.	The site has limited impact on form and character as it is a small infill site. However, the site boundary does not identify direct connection/frontage to a highway maintainable at the public expense. Not a Preferred Site.

Appendix 3 - Full
Site Assessments

Sustainability Objective	Site ID	ALT/E/131/020	ALT/E/144/011
	Sub Area	Easingwold	Easingwold
	Parish	Shipton	Sutton-on-the-Forest
	Address	Smaller Version of Site E/131/001	Newton House Farmstead Forest Lodge Sutton-on-the-Forest
	Current Use	See E/131/001 for details	Argricultural
	Preferred Use	Housing	Housing
	Site Size (HA)	0.41ha	1.42 ha
	Total Dwellings		15
To Protect and enhance bio-diversity and geo-diversity [SA1]	Would the development impact on nationally and internationally protected sites (SSSI,SINCs) in close proximity to the site? [Q1]	NE state: Clifton Ings And Rawcliffe Meadows within 5km. Concern if discharge of water/liquid waste to ground/surface water is more than 20m³/day	NE: no issues
	Does the site have any biodiversity issues? [Q2]	Awaiting Information - to be Completed	Awaiting Information - to be Completed
	Would the development impact on a local nature reserve?	no issues	no issues
	Are there any TPO trees on the site? [Q4]	no issues	no issues
To Protect and enhance water and reduce water consumption [SA2]	Is the site within a source protection zone 1, 2 or 3? [Q5]		
To protect and improve air quality and reduce climate change To ensure all groups of the population have access to adequate facilities [SA3 & SA9]	Will the development promote low and zero carbon technologies and renewable sources? [Q6]	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.
	Is there links to footpaths and cycle routes? [Q7]	There are pavements in close proximity to the site. Site fronts onto A19 which due to volume and speed of traffic does not encourage pedestrian access. No Public Right of Way in vicinity. No cycle route evident.	The site boundary includes link to Newton Farm Court where there are existing pavements. There are pavements at the opposite side of the road which link to the village centre. The site boundary includes proposal for new road to provide a link from the western end of site to the highway (Huby Road). Highways to advise on whether site has suitable access. Public Right of Way is in close proximity of site. No cycle route evident.
	Is there potential for new links to footpaths and cycle routes? [Q8]	There are pavements in close proximity to the site. Site fronts onto A19 which due to volume and speed of traffic does not encourage pedestrian access. Highways to advise. No Public Right of Way in vicinity. No cycle route evident.	There is a link to pavements within the adjacent residential area. Public Right of Way is in close proximity of site. No cycle route evident. Highways to advise on whether site has suitable access.
	Is there access to superfast broadband service? [Q9]	yes	yes
	Does the site have good connectivity to the following services and facilities? [Q10]	Awaiting Information	Awaiting Information
To protect and enhance soils and the most efficient use land [SA4]	Will the development re-use brownfield land? [Q11]	Part brownfield, part greenfield	greenfield
	Is the site potentially subject to contamination or other ground condition issues? [Q12]	no issues	no issues
	Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13]	loss of grade 3b	Loss of grade 3b
	Is the development within or does it impact on a mineral safeguarding area? [Q14]	Brick Clay	no issues
To provide a good quality built environment. [SA5]	Is there scope to develop or improve green infrastructure through the development? [Q15]	The site is not near to GI corridor, there is limited scope to develop or improve the GI	The site is not near to GI corridor, there is limited scope to develop or improve the GI
	Is the site prominent in any significant views towards a settlement? [Q16]	The site would be prominent in significant views towards the settlement.	The main part of the site is set behind existing residential development and there is hedgerow and trees which provide screening from York road when approaching the settlement. However, there would be some visibility of new housing development when approaching the settlement from Huby road, and the proposed new road access to the site along the western edge of the site, will be prominent in views towards the settlement. Development of the site would result in loss of open countryside which is currently a key view into the settlement and forms part of the landscape setting for Sutton Park, scheduled monument, listed buildings and Conservation Area.
	What is the impact on form and character of a settlement? [Q17]	The site is disconnected from the main built form of the settlement. The site does not fit well with form and character of settlement.	The site does relate fairly well to the existing built form. However, development of the site would result in loss of open countryside which is key part of the character of the settlement and forms part of the landscape setting for former parkland of the Grade I Listed Sutton Park (non-designated park and garden) with number of Grade II Listed Buildings in its grounds, Sutton Hall Ice House Scheduled Monument and Sutton on the Forest Conservation Area. The hedgerow along the western edge of the existing built form (where the new road is proposed) is a prominent feature on the landscape and any impact or removal of thiswould have negative impact on landscape.

Appendix 3 - Full
Site Assessments

e	Site ID	ALT/E/131/020	ALT/E/144/011
	Sub Area	Easingwold	Easingwold
	Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? [Q18]	The site fronts onto the A19 trunk road and is therefore subject to noise emanating from high traffic volumes. Mitigation would need to be considered.	proposed new road and access could create noise requiring mitigation for existing residents.
	Is the proposed preferred use for the site appropriate to the land uses of the surrounding land (north, south, east, west)? [Q19]	The site fronts onto the A19 trunk road and is therefore subject to noise emanating from high traffic volumes. Mitigation would need to be considered.	proposed new road and access could create noise requiring mitigation for existing residents.
To reduce level of waste produced and ensure re-use [SA6]	Will the development contain individual / communal site facilities / infrastructure? [Q20]	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.
To ensure all development is resilient to climate change and reduce the risk of flooding [SA7]	Is part of the site or whole site in Flood Zone 2 [Q22]	Strategic Flood Risk Assessment states site is entirely in Flood Zone 1	Strategic Flood Risk Assessment states site is entirely in Flood Zone1
	Is part of the site or whole site in Flood Zone 3 [Q21]	Strategic Flood Risk Assessment states site is entirely in Flood Zone 1	Strategic Flood Risk Assessment states site is entirely in Flood Zone1
	Does the site have a history of surface water flooding? [Q23]	Mapping layers do not show evidence of surface water flooding. Strategic Flood Risk Assessment states site is entirely in Flood Zone 1, with minimal or no risk from surface water flooding.	Mapping layers show marginal section of site is susceptible to surface water flooding (on part of site which is proposed for new road access). Strategic Flood Risk Assessment states site is entirely in Flood Zone1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required.
	Will development increase the risk of flooding? [Q24]	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.	Strategic Flood Risk Assessment states site is entirely in Flood Zone1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required.
	Can any increase in risk of flooding be mitigated? [Q25]	Strategic Flood Risk Assessment states Flood Risk Assessment may be required and this will determine the nature and scope of any mitigation.	Strategic Flood Risk Assessment states Flood Risk Assessment is required and this will determine the nature and scope of any mitigation.
To maintain & enhance the character of AONB & National Park [SA8]	Does the site have a negative impact on the setting of the National Park or AONB? [Q26]	NE: no issues	NE: no issues
To preserve and where enhance the historic environment and improve understanding of local cultural heritage [SA10]	Is the development in a Conservation Area? [Q27]	HE: no issues	HE: This site adjoins the boundary of the Sutton On The Forest Conservation Area. The loss of this open area and its subsequent development could harm elements which contribute to the significance of the Conservation Area. See Comments (d)
	Would development affect the character and appearance of the Conservation Area? [Q28]	HE: no issues	HE: This site adjoins the boundary of the Sutton On The Forest Conservation Area. The loss of this open area and its subsequent development could harm elements which contribute to the significance of the Conservation Area. See Comments (d)
	Would development affect the setting and/or significance of a Listed Building? [Q29]	HE: no issues	HE do not identify any issues
	Will the development of the site affect non-designated heritage assets? [Q30]	no issues	no issues
	Would development impact sites of archaeological importance? [Q31]	not known	not known
	Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? [Q32]	HE: no issues	HE do not identify any issues
	Will development of the site affect the setting of an elevated conservation area? [Q33]	no issues	no issues
	Would development affect the setting of a Scheduled Ancient Monument? [Q34]	HE: no issues	HE do not identify any issues

Appendix 3 - Full
Site Assessments

e	Site ID	ALT/E/131/020	ALT/E/144/011
	Sub Area	Easingwold	Easingwold
To provide a mix of housing types and tenures [SA11]	Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people? [Q35]	All sites that are put forward for residential development will be expected to meet policies on size type and tenure.	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? [Q36]	All sites above the current threshold will be assumed to meet policies on affordable housing .	All sites above the current threshold will be assumed to meet policies on affordable housing
To reduce crime & the fear of crime [SA12]	Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour? [Q37]	All new development will be expected to adopt good design standards considering the principles of secure by design	All new development will be expected to adopt good design standards considering the principles of secure by design
Business Considerations [SA13 & SA14]	Is there scope to safeguard land for future expansion of a business? [Q38]	proposal for residential	proposal for residential development
	How many direct jobs will be created as a result of development? [Q39]	proposal for residential	proposal for residential development
	What type of jobs or apprenticeships will be created? [Q40]	proposal for residential	proposal for residential development
	Will the proposed development enable expansion of an existing site or business? [Q41]	proposal for residential	proposal for residential development
Highway Considerations	Is there potential for a suitable access to a highway? [Q42]	Highways: Access acceptable onto A19 Main Street. Developer would need to demonstrate that a safe and suitable access can be achieved. '= g	Highways: = amber - Access may be available onto Huby Road but it would need to be shown that suitable access widths could be provided in line with Local Highway Authority guidelines. Any internal road layout will need to comply with North Yorkshire County Council's highway design standards. For residential development the layout shall be designed to achieve a 20mph zone for the site. Developer to demonstrate that a safe and suitable access can be achieved. The site boundary also shows an access point from the proposed site into Newton Farm Court. Whilst there is an existing access there to access the farm, the site does not include a sufficient frontage to enable an access of acceptable standards to be formed onto the public highway. There does not appear to be sufficient room for passing vehicles. Provision of a footway may be difficult.
	Will off site work be required and what will the impact be on viability? [Q43]	Highways: Footway would need to be extended on Main Street to serve the site and extend existing footway / street lighting to serve the site. = amber	Highways: = amber - Access may be available onto Huby Road but it would need to be shown that suitable access widths could be provided in line with Local Highway Authority guidelines. Any internal road layout will need to comply with North Yorkshire County Council's highway design standards. For residential development the layout shall be designed to achieve a 20mph zone for the site. Developer to demonstrate that a safe and suitable access can be achieved. The site boundary also shows an access point from the proposed site into Newton Farm Court. Whilst there is an existing access there to access the farm, the site does not include a sufficient frontage to enable an access of acceptable standards to be formed onto the public highway. There does not appear to be sufficient room for passing vehicles. Provision of a footway may be difficult.
	Is there sufficient capacity in the highway network to accommodate the development? [Q44]	Highways to advise	Highways to advise
	SITE SUMMARY	The site is disconnected from the main built form of the settlement. The site does not fit well with form and character of settlement. The site would be prominent on approach into the settlement. The site is entirely within the York Green Belt. Site allocations will only be made in the green belt where there are very special circumstances for doing so and where there is clear justification, having regard to other planning policies and the availability of non-green belt sites. Not a Preferred Site	Development of the site would result in loss of open countryside which is key part of the character of the settlement and forms part of the landscape setting for former parkland of the Grade I Listed Sutton Park, with number of Grade II Listed Buildings in its grounds, Sutton Hall Ice House Scheduled Monument and Sutton on the Forest Conservation Area. Loss of this open area and its subsequent development could harm elements which contribute to the significance of the Conservation Area. The proposed new road access to the site from Huby Road which would run along the western edge of the site will be prominent in views towards the settlement and would become prominent part of landscape. The site does not include a sufficient frontage to enable an access of acceptable standards to be formed onto the public highway via Newton Farm Court. Not a Preferred Site.

Appendix 3 - Full
Site Assessments

Sustainability Objective	Site ID	ALT/E/153/007	ALT/E/162/013
	Sub Area	Easingwold	Easingwold
	Parish	Tholthorpe	Tollerton
	Address	Pond View Farm , Tholthorpe York YO61 1SL	Land to North of Alne Road, Tollerton Alne Road , Tollerton
	Current Use	Poultry Sites and ex RAF WW2 dilapidated buildings	Rough Pasture - Not in Use
	Preferred Use	Housing / Recreation	Housing
	Site Size (HA)	5.16 ha	0.75 ha
	Total Dwellings	An appropriate amount in context of the scale and character of the village - with phased release	20
To Protect and enhance bio-diversity and geo-diversity [SA1]	Would the development impact on nationally and internationally protected sites (SSSI,SINCs) in close proximity to the site? [Q1]	NE: no issues	NE: no issues
	Does the site have any biodiversity issues? [Q2]	Awaiting Information - to be Completed	Awaiting Information - to be Completed
	Would the development impact on a local nature reserve?	no issues	no issues
	Are there any TPO trees on the site? [Q4]	no issues	Trees protected by Tree Preservation Order are on boundary of site.
To Protect and enhance water and reduce water consumption [SA2]	Is the site within a source protection zone 1, 2 or 3? [Q5]		
To protect and improve air quality and reduce climate change To ensure all groups of the population have access to adequate facilities [SA3 & SA9]	Will the development promote low and zero carbon technologies and renewable sources? [Q6]	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards
	Is there links to footpaths and cycle routes? [Q7]	The site boundary does include access to road but there are no pavements in village to link to. No cycle route evident. No Public Right of Way in proximity to site. Site has proximity to village centre.	There are pavements on the opposite side of the road to which the site fronts on to. Public Right of Way within village but no direct links to site. No cycle routes evident.
	Is there potential for new links to footpaths and cycle routes? [Q8]	The site boundary does include access to road but there are no pavements in village to link to. No cycle route evident. No Public Right of Way in proximity to site. Site has proximity to village centre.	Potential to link with existing pavement that runs along Alne Road which site fronts onto. No cycle route evident
	Is there access to superfast broadband service? [Q9]	yes	yes
	Does the site have good connectivity to the following services and facilities? [Q10]	Awaiting Information	Awaiting Information
To protect and enhance soils and the most efficient use land [SA4]	Will the development re-use brownfield land? [Q11]	Majority of site where housing is proposed is former farm buildings. The other part of proposal is for leisure (tennis courts / playing ground) / green space and is farmfields.	no, greenfield site
	Is the site potentially subject to contamination or other ground condition issues? [Q12]	no issues	no issues
	Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13]	Loss of grade 3b	loss of grade 3b
	Is the development within or does it impact on a mineral safeguarding area? [Q14]	Sand and Gravel and Clay	sand and gravel
To provide a good quality built environment. [SA5]	Is there scope to develop or improve green infrastructure through the development? [Q15]	The site is not near to GI corridor, there is limited scope to develop or improve the GI	The site is 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
	Is the site prominent in any significant views towards a settlement? [Q16]	The site would have limited visibility from the highway and would have limited impact on views towards the settlement.	The site would have prominence in significant views towards the settlement. The site would result in loss of open countryside and impact on rural land scape setting which is key to character of this part of the settlement and Conservation Area.
	What is the impact on form and character of a settlement? [Q17]	While the site promoter is proposing that the volume of new housing should be appropriate to the scale and character of the village, the area of land which is identified for allocation is extensive and new development in this location (even at a lower density) would not be in keeping with the character and form of the settlement.	The site relates fairly well to the existing built form. There is potential to impact on character of area. The site is adjacent to a detached property with open grounds / garden. A new development would not be in keeping with character of area and adjacent Conservation Area.

Appendix 3 - Full
Site Assessments

e	Site ID	ALT/E/153/007	ALT/E/162/013
	Sub Area	Easingwold	Easingwold
	Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? [Q18]	Site visit did reveal odour from neighbouring farms / poultry houses	no issues
	Is the proposed preferred use for the site appropriate to the land uses of the surrounding land (north, south, east, west)? [Q19]	Site visit did reveal odour from neighbouring farms / poultry houses	no issues
To reduce level of waste produced and ensure re-use [SA6]	Will the development contain individual / communal site facilities / infrastructure? [Q20]	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.
To ensure all development is resilient to climate change and reduce the risk of flooding [SA7]	Is part of the site or whole site in Flood Zone 2 [Q22]	Northern and eastern fringe of site is in floodzone 2. The Strategic Flood Risk Assessment states that a small 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.	Strategic Flood Risk Assessment states site is entirely in Flood Zone 1
	Is part of the site or whole site in Flood Zone 3 [Q21]	Northern and eastern fringe of site is in floodzone 3. The Strategic Flood Risk Assessment states that a small 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.	Strategic Flood Risk Assessment states site is entirely in Flood Zone 1
	Does the site have a history of surface water flooding? [Q23]	Mapping layers show marginal sections of southern end of site are susceptible to surface water flooding. Some susceptibility shown on northern and eastern boundary of part proposed for green / recreation space. Strategic Flood Risk Assessment recommends 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.	Mapping layers do no show evidence of surface water flooding on site. Some susceptibility on Alne road evident which site fronts on to. Strategic Flood Risk Assessment states site is entirely in Flood Zone 1, with minimal or no risk from surface water flooding.
	Will development increase the risk of flooding? [Q24]	In terms of the part which is proposed for housing, the Strategic Flood Risk Assessment states that a small 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. The majority of the area proposed for housing is outside the flood zone.	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.
	Can any increase in risk of flooding be mitigated? [Q25]	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. This will determine the nature and scope of any mitigation.	Strategic Flood Risk Assessment states Flood Risk Assessment may be required and this will determine the nature and scope of any mitigation.
To maintain & enhance the character of AONB & National Park [SA8]	Does the site have a negative impact on the setting of the National Park or AONB? [Q26]	NE: no issues	NE: no issues
To preserve and where enhance the historic environment and improve understanding of local cultural heritage [SA10]	Is the development in a Conservation Area? [Q27]	HE do not identify any issues	HE: no issues
	Would development affect the character and appearance of the Conservation Area? [Q28]	HE do not identify any issues	HE: no issues
	Would development affect the setting and/or significance of a Listed Building? [Q29]	The proposal includes housing development adjacent to the grade II listed building and recreation land in the adjacent field with view to protecting the setting of the listed building. However, HE state that the development of this area could affect the setting of Pond View Farmhouse (Grade II Listed Building) which adjoins the western edge of the northern part of this site. See Comments b).	HE: no issues
	Will the development of the site affect non-designated heritage assets? [Q30]	no issues	no issues
	Would development impact sites of archaeological importance? [Q31]	not known	not known
	Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? [Q32]	HE do not identify any issues	HE: no issues
	Will development of the site affect the setting of an elevated conservation area? [Q33]	no issues	no issues
	Would development affect the setting of a Scheduled Ancient Monument? [Q34]	HE do not identify any issues	HE: no issues

Appendix 3 - Full
Site Assessments

e	Site ID	ALT/E/153/007	ALT/E/162/013
	Sub Area	Easingwold	Easingwold
To provide a mix of housing types and tenures [SA11]	Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people? [Q35]	All sites that are put forward for residential development will be expected to meet policies on size type and tenure.	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? [Q36]	All sites above the current threshold will be assumed to meet policies on affordable housing	All sites above the current threshold will be assumed to meet policies on affordable housing
To reduce crime & the fear of crime [SA12]	Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour? [Q37]	All new development will be expected to adopt good design standards considering the principles of secure by design	All new development will be expected to adopt good design standards considering the principles of secure by design
Business Considerations [SA13 & SA14]	Is there scope to safeguard land for future expansion of a business? [Q38]	proposal for residential, tennis courts and play ground	proposal for residential development
	How many direct jobs will be created as a result of development? [Q39]	proposal for residential, tennis courts and play ground	proposal for residential development
	What type of jobs or apprenticeships will be created? [Q40]	proposal for residential, tennis courts and play ground	proposal for residential development
	Will the proposed development enable expansion of an existing site or business? [Q41]	proposal for residential, tennis courts and play ground	proposal for residential development
Highway Considerations	Is there potential for a suitable access to a highway? [Q42]	Highways: The site would require two access points. The site does not include a sufficient frontage to enable accesses of acceptable standards to be formed onto the public highway. Major widening would be required for the surrounding road network. = red	Highways: Access could be achieved on Alne Road. Access cannot be achieved on Moorlands Lane due to narrow carriageway width and poor visibility at Moorlands Lane / Alne Road junction. Developer would need to demonstrate a safe and suitable access can be achieved onto Alne Road. = amber
	Will off site work be required and what will the impact be on viability? [Q43]	Major widening would be required for the surrounding road network. = red	Developer would need to demonstrate a safe and suitable access can be achieved onto Alne Road. This will determine if and what off site works required. = amber
	Is there sufficient capacity in the highway network to accommodate the development? [Q44]	Highways to advise	Highways to advise
	SITE SUMMARY	Other Settlement - Not Allocated	The site would have prominence in significant views towards the settlement. The site would result in loss of open countryside and impact on rural land scape setting which is key to character of this part of the settlement and Conservation Area. Not a Preferred Site.

Appendix 3 - Full
Site Assessments

Sustainability Objective	Site ID	ALT/N/020/005	ALT/N/020/006
	Sub Area	Northallerton	Northallerton
	Parish	Brompton	Brompton
	Address	OS Field No 2956 Little lane Brompton Northallerton	OS Field No 2565 Little lane Brompton Northallerton
	Current Use	Grass Field	Grass Field
	Preferred Use	Housing	Housing
	Site Size (HA)	0.33	
	Total Dwellings	3 - 4	3 to 5
To Protect and enhance bio-diversity and geo-diversity [SA1]	Would the development impact on nationally and internationally protected sites (SSSI,SINCs) in close proximity to the site? [Q1]	NE: no issues	NE: no issues
	Does the site have any biodiversity issues? [Q2]	Awaiting Information - to be Completed	Awaiting Information - to be Completed
	Would the development impact on a local nature reserve? [Q3]	no issues	no issues
	Are there any TPO trees on the site? [Q4]	no issues	no issues
To Protect and enhance water and reduce water consumption [SA2]	Is the site within a source protection zone 1, 2 or 3? [Q5]		
To protect and improve air quality and reduce climate change To ensure all groups of the population have access to adequate facilities [SA3 & SA9]	Will the development promote low and zero carbon technologies and renewable sources? [Q6]	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.
	Is there links to footpaths and cycle routes? [Q7]	There is a pavement along the edge of the site which bounds Stokesley road which continues into Northallerton. There is no pavement on the part of site which bounds Little Lane and so there is no footpath link to Brompton. No apparent link to cycle route. No link to Public Right of Way.	Public Right of Way runs through the northern corner of the site. There are no pavements along the roadside which bounds the site. There are no pavements on the opposite side of the road. The site is in close proximity to pavements which link into the village centre but limited potential to extend pavements to site due to trees & vegetation and narrow road side verges. Highways to advise. There are no apparent cycle routes.
	Is there potential for new links to footpaths and cycle routes? [Q8]	There is already a footpath link into Northallerton. However, there is limited potential for adding new pavements along Little Lane to connect to existing footpaths in Brompton village due to narrow road side verges and heavy foliage / vegetation. Highways would need to advise. No apparent links to cycle routes.	There is limited potential for new pavements to be added adjacent to the site on Little Lane due to narrow road side verges and heavy foliage / vegetation. Highways would need to advise. No apparent links to cycle routes.
	Is there access to superfast broadband service? [Q9]	yes	yes
	Does the site have good connectivity to the following services and facilities? [Q10]	Awaiting Information	Awaiting Information
To protect and enhance soils and the most efficient use land [SA4]	Will the development re-use brownfield land? [Q11]	no greenfield site	greenfield
	Is the site potentially subject to contamination or other ground condition issues? [Q12]	no issues	no issues
	Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13]	Loss of grade 3b	Loss of grade 3b
	Is the development within or does it impact on a mineral safeguarding area? [Q14]	no issues	no issues
To provide a good quality built environment. [SA5]	Is there scope to develop or improve green infrastructure through the development? [Q15]	The site is within the GI and could have a potential negative impact but may provide an opportunity through careful design and landscaping to improve the environment	The site is within the GI and could have a potential negative impact but may provide an opportunity through careful design and landscaping to improve the environment
	Is the site prominent in any significant views towards a settlement? [Q16]	Views towards the village when approaching on Stokesley road are currently characterised by farmland, high hedgerows, trees, vegetation and larger low density detached dwellings set within a rural area. While the site is currently fairly well screened by vegetation, new development at this location would be fairly prominent, resulting in some loss of this rural character of this part of the settlement.	The site is not prominent in significant views towards the settlement. The site is set away from Stokesley road and due to the gradient of the land, the site has limited visibility
	What is the impact on form and character of a settlement? [Q17]	The site does not fit well with the existing form of the settlement as it would be at the opposite side of Little Lane which currently marks the edge of the main built form (linear pattern). This part of the settlement is characterised by farmland, high hedgerows, trees, vegetation and larger low density detached dwellings set within a rural area. The proposal is only for 3-4 dwellings but this could still impact on the form and character of the settlement.	The site would have limited visibility if the existing screening is maintained along Little Lane. However, the site does not fit well with the existing form of the settlement as it would be at the opposite side of Little Lane which currently marks the edge of the main built form (linear pattern). This part of the settlement is characterised by larger and few detached properties and retains large green spaces and farmland. Site is adjacent to Brompton Beck corridor which is identified as a key feature of spatial quality & character of place within Northallerton, Brompton & Romanby Draft Landscape & Open Strategy (2016). It is identified as Nature Sensitive Area & potential greenspace designation in Settlement Character Study (2016). The proposal is only for 3-5 dwellings but this could still impact on the form and character of the settlement.

Appendix 3 - Full
Site Assessments

e	Site ID	ALT/N/020/005	ALT/N/020/006
	Sub Area	Northallerton	Northallerton
	Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? [Q18]	The road fronts onto Stokesley Road which is a main road into Northallerton from the A19 and therefore mitigation of noise may need to be considered	no issues
	Is the proposed preferred use for the site appropriate to the land uses of the surrounding land (north, south, east, west)? [Q19]	The road fronts onto Stokesley Road which is a main road into Northallerton from the A19 and therefore mitigation of noise may need to be considered	The majority of the site is within the flood zone and therefore the proposed use is not going to be appropriate in this location
To reduce level of waste produced and ensure re-use [SA6]	Will the development contain individual / communal site facilities / infrastructure? [Q20]	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.
To ensure all development is resilient to climate change and reduce the risk of flooding [SA7]	Is part of the site or whole site in Flood Zone 2 [Q22]	Strategic Flood Risk Assessment states site is entirely in Flood Zone 1	Flood zone 2 extends across the majority of the site. The Strategic Flood Risk Assessment states that the flood risk in parts of the development footprint currently within FZ2 could potentially increase to FZ3 magnitudes in future due to climate change.
	Is part of the site or whole site in Flood Zone 3 [Q21]	Strategic Flood Risk Assessment states site is entirely in Flood Zone 1	The northern end of the site is in flood zone 3. The Strategic Flood Risk Assessment states that a small part of the site falls within FZ3b. It states that the flood risk in parts of the development footprint currently within FZ2 could potentially increase to FZ3 magnitudes in future due to climate change.
	Does the site have a history of surface water flooding? [Q23]	Mapping layers do not show evidence of surface water flooding. Strategic Flood Risk Assessment states site is entirely in Flood Zone 1, with minimal or no risk from surface water flooding.	Site is on gradient which slopes down to Brompton Beck. Mapping layers show part of site which is adjacent to Brompton Beck is susceptible to surface water flooding. Some susceptibility to surface water flooding evident on Little Lane adjacent to western boundary of site. 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.
	Will development increase the risk of flooding? [Q24]	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.	The Strategic Flood Risk Assessment states that a small part of the site falls within FZ3b. The flood risk in parts of the development footprint currently within FZ2 could potentially increase to FZ3 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.
	Can any increase in risk of flooding be mitigated? [Q25]	Flood Risk Assessment may be required and this will determine the nature and scope of any mitigation.	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. This will determine the nature and scope of any mitigation.
To maintain & enhance the character of AONB & National Park [SA8]	Does the site have a negative impact on the setting of the National Park or AONB? [Q26]	NE: no issues	NE: no issues
To preserve and where enhance the historic environment and improve understanding of local cultural heritage [SA10]	Is the development in a Conservation Area? [Q27]	HE do not identify any issues	HE: This site adjoins the boundary of the Brompton Conservation Area.
	Would development affect the character and appearance of the Conservation Area? [Q28]	HE do not identify any issues	HE: This site adjoins the boundary of the Brompton Conservation Area. The loss of this open area and its subsequent development could harm elements which contribute to the significance of the Conservation Area. See Comments (d)
	Would development affect the setting and/or significance of a Listed Building? [Q29]	HE do not identify any issues	HE do not identify any issues
	Will the development of the site affect non-designated heritage assets? [Q30]	no issues	no
	Would development impact sites of archaeological importance? [Q31]	Not Known	not known
	Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? [Q32]	HE do not identify any issues	HE do not identify any issues
	Will development of the site affect the setting of an elevated conservation area? [Q33]	no issues	no issues
	Would development affect the setting of a Scheduled Ancient Monument? [Q34]	HE do not identify any issues	HE do not identify any issues

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Site Assessments

e	Site ID	ALT/N/020/005	ALT/N/020/006
	Sub Area	Northallerton	Northallerton
To provide a mix of housing types and tenures [SA11]	Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people? [Q35]	All sites that are put forward for residential development will be expected to meet policies on size type and tenure.	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? [Q36]	All sites above the current threshold will be assumed to meet policies on affordable housing .	All sites above the current threshold will be assumed to meet policies on affordable housing .
To reduce crime & the fear of crime [SA12]	Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour? [Q37]	All new development will be expected to adopt good design standards considering the principles of secure by design	All new development will be expected to adopt good design standards considering the principles of secure by design
Business Considerations [SA13 & SA14]	Is there scope to safeguard land for future expansion of a business? [Q38]	proposal for residential use	proposal for residential development
	How many direct jobs will be created as a result of development? [Q39]	proposal for residential use	proposal for residential development
	What type of jobs or apprenticeships will be created? [Q40]	proposal for residential use	proposal for residential development
	Will the proposed development enable expansion of an existing site or business? [Q41]	proposal for residential use	proposal for residential development
Highway Considerations	Is there potential for a suitable access to a highway? [Q42]	Highways: Access available onto Little Lane. Accessibility links are poor into the nearest settlement. Developer to demonstrate that a safe and suitable access can be achieved. '= g	
	Will off site work be required and what will the impact be on viability? [Q43]	Highways: Access available onto Little Lane. This would require localised widening and visibility splays to be met. = amber	
	Is there sufficient capacity in the highway network to accommodate the development? [Q44]	Highways to advise	Highways to advise
	SITE SUMMARY	The proposal as presented would fall below the allocation threshold of five dwellings. While the site is currently fairly well screened by vegetation, new development at this location would be fairly prominent, resulting in some loss of the rural character of this part of the settlement. The site does not fit well with the existing form of the settlement as it would be at the opposite side of Little Lane which currently marks the edge of the main built form (linear pattern). Not a Preferred Site.	The site does not fit well with the existing form of the settlement as it would be at the opposite side of Little Lane which currently marks the edge of the main built form (linear pattern). The site adjoins the boundary of the Brompton Conservation Area. The loss of this open area and its subsequent development could harm elements which contribute to the significance of the Conservation Area. Site is adjacent to Brompton Beck corridor which is identified as a key feature of spatial quality and character of place within Northallerton, Brompton and Romanby Draft Landscape & Open Strategy (2016). Brompton Beck corridor in this area is identified as Nature Sensitive Area and potential greenspace designation in Settlement Character Study (2016). The proposal is only for 3-5 dwellings but this could still impact on the form and character of the settlement. The Strategic Flood Risk Assessment states that a small part of the site falls within Flood Zone 3b. This therefore reduces the developable area. 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. It is possible that the site may fall below the allocation threshold of five dwellings. Not a Preferred Site.

Appendix 3 - Full
Site Assessments

Sustainability Objective	Site ID	ALT/N/020/007	ALT/N/042/009
	Sub Area	Northallerton	Northallerton
	Parish	Brompton	East Cowton
	Address	Land to the rear of the Workshop Stokesley Road Brompton DLO 2DY	Part of Field NZ3103 5002 Cross Rein Farm
	Current Use	Curtilage to caravan site	Agriculture
	Preferred Use	Housing	Housing
	Site Size (HA)	0.81 ha	0.39 ha
	Total Dwellings	12	10
To Protect and enhance bio-diversity and geo-diversity [SA1]	Would the development impact on nationally and internationally protected sites (SSSI,SINCs) in close proximity to the site? [Q1]	NE: no issues	NE: no issues
	Does the site have any biodiversity issues? [Q2]	Awaiting Information - to be Completed	Awaiting Information - to be Completed
	Would the development impact on a local nature reserve?	no issues	no issues
	Are there any TPO trees on the site? [Q4]	no issues	No
To Protect and enhance water and reduce water consumption [SA2]	Is the site within a source protection zone 1, 2 or 3? [Q5]		
To protect and improve air quality and reduce climate change To ensure all groups of the population have access to adequate facilities [SA3 & SA9]	Will the development promote low and zero carbon technologies and renewable sources? [Q6]	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.
	Is there links to footpaths and cycle routes? [Q7]	A pavement runs along Stokesley road which provides a link into Northallerton. No links to cycle route evident. No Public Right of Way in vicinity.	No Public Right of Way in vicinity. There are existing pavements in close proximity to the site but no pavements immediately adjacent to the part of the site which fronts onto the road. No cycle route evident
	Is there potential for new links to footpaths and cycle routes? [Q8]	Already footpath link into Northallerton. No Public Right of Way or cycle route link evident	New pavements would need to be added to link to the existing pavements within the village. Highways to advise. No cycle route evident
	Is there access to superfast broadband service? [Q9]	yes	yes
	Does the site have good connectivity to the following services and facilities? [Q10]	Awaiting Information	Awaiting Information
To protect and enhance soils and the most efficient use land [SA4]	Will the development re-use brownfield land? [Q11]	no, greenfield site	greenfield site
	Is the site potentially subject to contamination or other ground condition issues? [Q12]	no issues	no issues
	Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13]	Loss of grade 3b	Loss of grade 3b,
	Is the development within or does it impact on a mineral safeguarding area? [Q14]	clay	no issues
To provide a good quality built environment. [SA5]	Is there scope to develop or improve green infrastructure through the development? [Q15]	The site is within the GI and could have a potential negative impact but may provide an opportunity through careful design and landscaping to improve the environment	The site is within the GI and could have a potential negative impact but may provide an opportunity through careful design and landscaping to improve the environment
	Is the site prominent in any significant views towards a settlement? [Q16]	Site is fairly well screened by hedgerows / vegetation so views of the site from the highway are limited, however development here would result in loss of open countryside which currently forms prominent view towards settlement from bridleway & Public Right of Way in local area.	The site is prominent on approach into the settlement from Birkby, particularly as the site is on a slight slope. Development would result in loss of open countryside which is currently prominent on the right of the highway when approaching the settlement
	What is the impact on form and character of a settlement? [Q17]	The site is disconnected from the settlement and has poor relationship with built form and character	The site would create an extension to preferred site N/042/006. The site is opposite existing built development (machinery business) and housing site at Bungalow Farm 10/01716/FUL - for 45 units which has permission. Impact on form would therefore be limited. However, further loss of countryside and the rural setting which is currently prominent on the right, when approaching the settlement would impact on character.

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Site Assessments

e	Site ID	ALT/N/020/007	ALT/N/042/009
	Sub Area	Northallerton	Northallerton
	Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? [Q18]	The road fronts onto Stokesley Road which is a main road into Northallerton from the A19 and therefore mitigation of noise would need to be considered.	no issues
	Is the proposed preferred use for the site appropriate to the land uses of the surrounding land (north, south, east, west)? [Q19]	The road fronts onto Stokesley Road which is a main road into Northallerton from the A19 and therefore mitigation of noise would need to be considered.	no issues
To reduce level of waste produced and ensure re-use [SA6]	Will the development contain individual / communal site facilities / infrastructure? [Q20]	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.
To ensure all development is resilient to climate change and reduce the risk of flooding [SA7]	Is part of the site or whole site in Flood Zone 2 [Q22]	Strategic Flood Risk Assessment states site is entirely in Flood Zone 1	Strategic Flood Risk Assessment states site is entirely in Flood Zone 1
	Is part of the site or whole site in Flood Zone 3 [Q21]	Strategic Flood Risk Assessment states site is entirely in Flood Zone 1	Strategic Flood Risk Assessment states site is entirely in Flood Zone 1
	Does the site have a history of surface water flooding? [Q23]	Mapping layers show part of northern edge of site is susceptible to surface water flooding and also show that southern edge of site is susceptible to surface water flooding. A large area south of site is susceptible to surface water flooding.	Mapping layers show there is an area susceptible to surface water flooding which adjoins the western edge of the site (where the site bounds the highway). The site is on slight gradient which slopes down to highway. Strategic Flood Risk Assessment states site is entirely in Flood Zone 1, with minimal or no risk from surface water flooding.
	Will development increase the risk of flooding? [Q24]	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.	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. There is an area susceptible to surface water flooding which adjoins the western edge of the site (where the site bounds the highway). Further development in this location has potential to increase risk of run off, particularly given the site is on a slight slope. This could increase surface water flooding at this location which could impact on the highway and access.
To maintain & enhance the character of AONB & National Park [SA8]	Can any increase in risk of flooding be mitigated? [Q25]	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. This will determine the nature and scope of any mitigation.	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. This will determine the nature and scope of any mitigation.
	Does the site have a negative impact on the setting of the National Park or AONB? [Q26]	NE: no issues	NE: no issues
To preserve and where enhance the historic environment and improve understanding of local cultural heritage [SA10]	Is the development in a Conservation Area? [Q27]	not in or adjacent to CA	No
	Would development affect the character and appearance of the Conservation Area? [Q28]	HE: This site lies 100 metres from the boundary of the Brompton Conservation Area. The loss of this open area and its subsequent development could harm elements which contribute to the significance of the Conservation Area. See Comments (d)	HE: no issue identified
	Would development affect the setting and/or significance of a Listed Building? [Q29]	HE do not identify any issues	HE: no issue identified
	Will the development of the site affect non-designated heritage assets? [Q30]	no issues	no issues
	Would development impact sites of archaeological importance? [Q31]	not known	not known
	Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? [Q32]	HE do not identify any issues	HE: no issue identified
	Will development of the site affect the setting of an elevated conservation area? [Q33]	no issues	no issues
	Would development affect the setting of a Scheduled Ancient Monument? [Q34]	HE do not identify any issues	HE: no issue identified

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e	Site ID	ALT/N/020/007	ALT/N/042/009
	Sub Area	Northallerton	Northallerton
To provide a mix of housing types and tenures [SA11]	Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people? [Q35]	All sites that are put forward for residential development will be expected to meet policies on size type and tenure.	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? [Q36]	All sites above the current threshold will be assumed to meet policies on affordable housing	All sites above the current threshold will be assumed to meet policies on affordable housing .
To reduce crime & the fear of crime [SA12]	Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour? [Q37]	All new development will be expected to adopt good design standards considering the principles of secure by design	All new development will be expected to adopt good design standards considering the principles of secure by design
Business Considerations [SA13 & SA14]	Is there scope to safeguard land for future expansion of a business? [Q38]	proposal for residential development	proposal for residential use
	How many direct jobs will be created as a result of development? [Q39]	proposal for residential development	proposal for residential use
	What type of jobs or apprenticeships will be created? [Q40]	proposal for residential development	proposal for residential use
	Will the proposed development enable expansion of an existing site or business? [Q41]	proposal for residential development	proposal for residential use
Highway Considerations	Is there potential for a suitable access to a highway? [Q42]	The site has no direct connection/frontage to a highway maintainable at the public expense. Site boundary currently does not identify access to highway = red	amber - Highways: Access is available onto C148. However the frontage is very narrow and an access of acceptable standards may be difficult to achieve. Localised widening maybe required. Footway links from settlement to serve the site required. Extend existing footway / street lighting. The developer would need to demonstrate that a suitable and safe access can be achieved. = amber
	Will off site work be required and what will the impact be on viability? [Q43]	If access on to highway can be resolved, this would determine if and what off site works required = amber	amber - Localised road widening maybe required. Footway links from settlement to serve the site required. Extend existing footway / street lighting. = amber
	Is there sufficient capacity in the highway network to accommodate the development? [Q44]	Highways to advise	Highways to advise
	SITE SUMMARY	Development of the site would result in loss of open countryside which currently forms prominent view towards settlement from bridleway and Public Right of Way in local area. The site is disconnected from the settlement and has poor relationship with built form and character. Site boundary currently does not identify access to highway and as presented the site has no direct connection/frontage to a highway maintainable at the public expense. Not a Preferred Site.	The site is prominent on approach into the settlement from Birkby, particularly as the site is on a slight slope. Development of the site would result in loss of open countryside which is key part of the rural setting and character of this part of the settlement. The road frontage is very narrow and an access of acceptable standards may be difficult to achieve. Localised widening may be required. Not a Preferred Site.

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Site Assessments

Sustainability Objective	Site ID	ALT/N/042/010	ALT/N/061/001	ALT/N/067/002
	Sub Area	Northallerton	Northallerton	Northallerton
	Parish	East Cowton	Great Smeaton	Hornby
	Address	Land to the Rear of The Old School, East Cowton, North Yorkshire	Land off Hambleton Court and Northallerton Road, Great Smeaton see above	Field No NZ 3605 0453 Hornby Great Smeaton
	Current Use		Agricultural	Agricultural
	Preferred Use	Housing	Housing	Housing
	Site Size (HA)	0.71 ha	6.3 ha	1.93 ha
	Total Dwellings		25-30	6-10
To Protect and enhance bio-diversity and geo-diversity [SA1]	Would the development impact on nationally and internationally protected sites (SSSI,SINC)s in close proximity to the site? [Q1]	NE: no issues	NE: no issues	NE: no issues
	Does the site have any biodiversity issues? [Q2]	Awaiting Information - to be Completed	Awaiting Information - to be Completed	Awaiting Information - to be Completed
	Would the development impact on a local nature reserve? [Q3]	no issues	no issues	no issues
	Are there any TPO trees on the site? [Q4]	no issues	No TPOS in or adjacent to site	No
To Protect and enhance water and reduce water consumption [SA2]	Is the site within a source protection zone 1, 2 or 3? [Q5]			
To protect and improve air quality and reduce climate change To ensure all groups of the population have access to adequate facilities [SA3 & SA9]	Will the development promote low and zero carbon technologies and renewable sources? [Q6]	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.
	Is there links to footpaths and cycle routes? [Q7]	No Public Right of Way to connect to. Site boundary identifies an access onto the main highway which goes through centre of village and there are pavements on both sides of the road. There are no pavements on Raby Lane where a second site entrance is identified. Highways to advise on access. No cycle route evident.	There is opportunity to link into the Public Right of Way which runs through eastern part of site. There are no footpath or cycle links on the boundary of the site. There is no identified access to the site from the public highway. There are public footpaths within the adjacent existing residential estate at Hambleton Court but access to this estate is not identified on the boundary provided. There are no apparent links to cycle routes	Proposal for possible road through the edge of site would cut across Public Right of Way. This would present safety issues for users of the Public Right of Way. Public Right of Way need to be re-directed as result of any development. No pavements on road side, adjacent to the site and there are no links to cycle routes
	Is there potential for new links to footpaths and cycle routes? [Q8]	No Public Right of Way to connect to. Potential to link to existing pavement network within village from one of the site entrances. Highways to advise on access. No cycle route evident	There are public footpaths within the adjacent existing residential estate at Hambleton Court but access to this estate is not identified. If access could be resolved, there is immediate links to footpaths into the village centre. There are no apparent links to cycle routes	No pavements within the village to link to. No apparent cycle routes to link to.
	Is there access to superfast broadband service? [Q9]	yes	Yes	yes
	Does the site have good connectivity to the following services and facilities? [Q10]	Awaiting Information	Awaiting Information	Awaiting Information
To protect and enhance soils and the most efficient use land [SA4]	Will the development re-use brownfield land? [Q11]	greenfield site	greenfield site	greenfield
	Is the site potentially subject to contamination or other ground condition issues? [Q12]	no issues	No issues	no issues
	Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13]	Loss of grade 3b	Loss of grade 3b	Loss of grade 3b
	Is the development within or does it impact on a mineral safeguarding area? [Q14]	site is not within mineral safeguarding area	no issues	Brick Clay
To provide a good quality built environment. [SA5]	Is there scope to develop or improve green infrastructure through the development? [Q15]	The site is 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	The site is within the GI and could have a potential negative impact but may provide an opportunity through careful design and landscaping to improve the environment	The site is within the GI and could have a potential negative impact but may provide an opportunity through careful design and landscaping to improve the environment
	Is the site prominent in any significant views towards a settlement? [Q16]	The site is set behind existing residential development so is not visible from highway. The site is not prominent in significant views towards the settlement from the highway but may impact on views of open countryside which provide character for the settlement from the PROW	Development of this site at the proposed scale (25-30 houses) would be prominent on approach into the settlement along Darlington Road. Development would also have prominence in view when approaching from Hornby. The proposal does include inclusion of some open space and children's play area which could reduce impact but overall development of this site would result in loss of an extensive area of open countryside which is currently prominent in view towards the settlement from Darlington road and Hornby road.	Development would be prominent on approach into the settlement from Worsall road and Great Smeaton. When approaching the village from Worsall road, existing development is fairly well screened by vegetation and views of open countryside are prominent in views towards the settlement. Likewise views of open countryside are also prominent when approaching from Great Smeaton. A proposal of this nature, in this location (possible new road link and new housing development) would result in loss of this open countryside and rural setting
	What is the impact on form and character of a settlement? [Q17]	The reduced scale of the site would reduce potential impact on form and character of settlement. Careful design could mitigate against the potential impact.	The proposed scale of development does not fit well with the existing form and character of the settlement. The settlement is fairly linear in form and the proposed extension would not be in keeping with this. Development would also result in loss of an extensive area of open countryside which is key part of setting and character of the settlement.	The village is fairly linear in form. Additional development with possible link road in this location would not fit well with form or character of village

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e	Site ID	ALT/N/042/010	ALT/N/061/001	ALT/N/067/002
	Sub Area	Northallerton	Northallerton	Northallerton
	Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? [Q18]	There is a farm to north so there be some potential for noise or smell.	The western edge of the site bounds the Darlington road (A167) which is a main route between Northallerton and Darlington and therefore there may be need to mitigate against traffic noise	Site is adjacent to other farmland, other residential properties and a pub. No issues apparent
	Is the proposed preferred use for the site appropriate to the land uses of the surrounding land (north, south, east, west)? [Q19]	There is a farm to north so there be some potential for noise or smell.	Site is adjacent to farm fields and existing residential development. However, the western edge of the site bounds the Darlington road (A167) which is a main route between Northallerton and Darlington and therefore there may be need to mitigate against traffic noise	Site is adjacent to other farmland, other residential properties and a pub. No issues apparent
To reduce level of waste produced and ensure re-use [SA6]	Will the development contain individual / communal site facilities / infrastructure? [Q20]	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.
To ensure all development is resilient to climate change and reduce the risk of flooding [SA7]	Is part of the site or whole site in Flood Zone 2 [Q22]	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.	Strategic Flood Risk Assessment states site is entirely in Flood Zone1	Strategic Flood Risk Assessment states site is entirely in Flood Zone1
	Is part of the site or whole site in Flood Zone 3 [Q21]	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.	Strategic Flood Risk Assessment states site is entirely in Flood Zone1	Strategic Flood Risk Assessment states site is entirely in Flood Zone1
	Does the site have a history of surface water flooding? [Q23]	Mapping layers do not show evidence of surface water flooding on site. Layers show some susceptibility on highway which runs through the village. Strategic Flood Risk Assessment states site is entirely in Flood Zone 1, with minimal or no risk from surface water flooding.	Mapping layers show a marginal section of the north east corner of 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.	Mapping layers do not show evidence of surface water flooding on site. Layers show some susceptibility on highway which eastern edge of site bounds. Strategic Flood Risk Assessment states site is entirely in Flood Zone1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required.
	Will development increase the risk of flooding? [Q24]	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.	Strategic Flood Risk Assessment states site is entirely in Flood Zone1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required. A marginal section of the northern edge of 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. There is a marginal area of the site towards the edge of the site which is susceptible to surface water flooding. New development along with a possible new road link could increase surface water run-off and so could increase risk of flooding
	Can any increase in risk of flooding be mitigated? [Q25]	Flood Risk Assessment may be required. This will determine nature and scope of mitigation.	Flood Risk Assessment is required and this will determine the nature and scope of any mitigation.	Strategic Flood Risk Assessment states Flood Risk Assessment may be required and this will determine the nature and scope of any mitigation.
To maintain & enhance the character of AONB & National Park [SA8]	Does the site have a negative impact on the setting of the National Park or AONB? [Q26]	NE: no issues	NE: no issues	NE: no issues
To preserve and where enhance the historic environment and improve understanding of local cultural heritage [SA10]	Is the development in a Conservation Area? [Q27]	HE: no issues	This site adjoins the boundary of the Great Smeaton Conservation Area.	HE: This site adjoins the boundary of the Hornby Conservation Area.
	Would development affect the character and appearance of the Conservation Area? [Q28]	HE: no issues	HE: This site adjoins the boundary of the Great Smeaton Conservation Area. The loss of this open area and its subsequent development could harm elements which contribute to the significance of the Conservation Area. See Comments (d)	HE: This site adjoins the boundary of the Hornby Conservation Area. The loss of this open area and its subsequent development could harm elements which contribute to the significance of the Conservation Area. See Comments (d)
	Would development affect the setting and/or significance of a Listed Building? [Q29]	HE: no issues	HE: The loss of this site and its subsequent development could harm the setting of the Grade II Listed Old Rectory adjoining the south-eastern edge of this site. See Comments (b)	HE: no issues identified
	Will the development of the site affect non-designated heritage assets? [Q30]	no issues	No	no issues
	Would development impact sites of archaeological importance? [Q31]	not known	not known	not known
	Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? [Q32]	HE: no issues	HE: no issue identified	HE: no issues identified
	Will development of the site affect the setting of an elevated conservation area? [Q33]	no issues	No	no issues
	Would development affect the setting of a Scheduled Ancient Monument? [Q34]	HE: no issues	HE: no issue identified	HE: no issues identified

Appendix 3 - Full
Site Assessments

e	Site ID	ALT/N/042/010	ALT/N/061/001	ALT/N/067/002
	Sub Area	Northallerton	Northallerton	Northallerton
To provide a mix of housing types and tenures [SA11]	Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people? [Q35]	All sites that are put forward for residential development will be expected to meet policies on size type and tenure.	All sites that are put forward for residential development will be expected to meet policies on size type and tenure.	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? [Q36]	All sites above the current threshold will be assumed to meet policies on affordable housing	All sites that are put forward for residential development will be expected to meet policies on size type and tenure.	All sites above the current threshold will be assumed to meet policies on affordable housing
To reduce crime & the fear of crime [SA12]	Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour? [Q37]	All new development will be expected to adopt good design standards considering the principles of secure by design	All new development will be expected to adopt good design standards considering the principles of secure by design	All new development will be expected to adopt good design standards considering the principles of secure by design
Business Considerations [SA13 & SA14]	Is there scope to safeguard land for future expansion of a business? [Q38]	proposal for residential development	proposal is for residential use	proposal for residential use
	How many direct jobs will be created as a result of development? [Q39]	proposal for residential development	proposal is for residential use	proposal for residential us
	What type of jobs or apprenticeships will be created? [Q40]	proposal for residential development	proposal is for residential use	proposal for residential us
	Will the proposed development enable expansion of an existing site or business? [Q41]	proposal for residential development	proposal is for residential use	proposal for residential us
Highway Considerations	Is there potential for a suitable access to a highway? [Q42]		= red - Highways: Access is available on A167 Northallerton Road however sufficient visibility splays would need to be achieved to enable an access of acceptable standards. A development of this size would require more than one access and there is insufficient frontage to enable two accesses of acceptable standards to be formed onto the public highway. Developer to demonstrate that a safe and suitable access can be achieved.	= g - Highways: Access is available onto C1 and C14. Accessibility links are poor with no footway provision within Hornby. This site is affected by a registered public right of way which must be kept clear of obstruction until such time as an alternative route has been provided and confirmed by order. Developer to demonstrate that a safe and suitable access can be achieved.
	Will off site work be required and what will the impact be on viability? [Q43]		= amber. Highways: Pedestrian and cycle links would need to be improved. Existing foot/street lighting system to be extended for the settlement to serve this development.	= red - Highways: The site includes proposals for a link road between C1 and C14, in principle the Local Highway Authority have no objections to this proposal however any such connection would need to be designed in such a way to keep vehicle speeds to 20mph or below. Works will be required to improve the existing major road (C14) to ensure a safe and suitable access point can be achieved.
	Is there sufficient capacity in the highway network to accommodate the development? [Q44]	Highways to advise	Highways to advise	Highways to advise
	SITE SUMMARY	The site is set behind existing residential development so is not visible from highway. The site is not prominent in significant views towards the settlement from the highway but may impact on views of open countryside which provide character for the settlement from the Public Right of Way. The reduced scale of the site would reduce potential impact on form and character of settlement. Careful design could mitigate against the potential impact. Site is in Source Protection Zone 3. Development proposals within a source protection zone should be supported by a risk assessment that assesses the risk to groundwater and its receptors. The Strategic Flood Risk Assessment recommends that the development may be permitted on flood risk grounds. The council should be consulted as to whether a Flood Risk Assessment may be required. Preferred Site.	Development of this site would result in loss of an extensive area of open countryside which is currently prominent in view towards the settlement from Darlington road and Hornby road. The settlement is fairly linear in form and the proposed extension would not be in keeping with the form of the settlement. This area of land is a key part of the rural setting and character of the settlement and its development could harm elements which contribute to the significance of the Conservation Area and setting of the Grade II Listed Old Rectory. A development of this size would require more than one access and there is insufficient frontage to enable two accesses of acceptable standards to be formed onto the public highway. Not a Preferred Site.	Other Settlement - Not Allocated

Appendix 3 - Full
Site Assessments

Sustainability Objective	Site ID	ALT/N/110/043	ALT/N/123/017	ALT/N/123/030
	Sub Area	Northallerton	Northallerton	Northallerton
	Parish	Northallerton	Romanby	Romanby
	Address	Land at Willow Beck, North of Springwell Lane, Northallerton Town Park (NC1 Allocation)	Land lying to west of St. Wilfred Drive , Northallerton	Land Adjacent to Sewage Works, Romanby, North Yorkshire
	Current Use		Agricultural / Permanent Pasture	
	Preferred Use	Park	Housing	0.00
	Site Size (HA)	0.00	1.79ha	7.4 ha
	Total Dwellings		40	
To Protect and enhance bio-diversity and geo-diversity [SA1]	Would the development impact on nationally and internationally protected sites (SSSI,SINC)s in close proximity to the site? [Q1]		NE: no issues	NE to advise
	Does the site have any biodiversity issues? [Q2]	Awaiting Information - to be Completed	Awaiting Information - to be Completed	Awaiting Information - to be Completed
	Would the development impact on a local nature reserve?		no issues	no issues
	Are there any TPO trees on the site? [Q4]		No TPOs in site or adjoining site	There is a single tree protected by Tree Preservation Order in southern end of site
To Protect and enhance water and reduce water consumption [SA2]	Is the site within a source protection zone 1, 2 or 3? [Q5]			
To protect and improve air quality and reduce climate change To ensure all groups of the population have access to adequate facilities [SA3 & SA9]	Will the development promote low and zero carbon technologies and renewable sources? [Q6]		All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.
	Is there links to footpaths and cycle routes? [Q7]		No Public Right of Way in or adjacent to site. There are pavements within the existing housing estate which links to Chantry Road from which access could be potentially gained (highways to advise). This would provide footpath links to the town centre. National Cycle route runs through Romanby which is in close proximity to the site (Chantry road provides link to the cycle route).	No Public Right of Way in or adjacent to site. There are pavements within the existing housing estate which links to Chantry Road from which access could be potentially gained (highways to advise). This would provide footpath links to the town centre. National Cycle route runs through Romanby which is in close proximity to the site (Chantry road provides link to the cycle route).
	Is there potential for new links to footpaths and cycle routes? [Q8]		Yes, providing access is approved by Highways in to the existing residential area, then there is opportunity to link directly to existing pavements and there are close links through to the National Cycle route.	Yes, providing access is approved by Highways in to the existing residential area, then there is opportunity to link directly to existing pavements and there are close links through to the National Cycle route
	Is there access to superfast broadband service? [Q9]		yes	yes
	Does the site have good connectivity to the following services and facilities? [Q10]	Awaiting Information	Awaiting Information	Awaiting Information
To protect and enhance soils and the most efficient use land [SA4]	Will the development re-use brownfield land? [Q11]		greenfield	greenfield site
	Is the site potentially subject to contamination or other ground condition issues? [Q12]		no issues	Western edge of site bounds the waste water treatment works which is identified as a source of contamination.
	Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13]		Loss of grade 3b	Part of site is grade 2 and part of site is grade 3a.
	Is the development within or does it impact on a mineral safeguarding area? [Q14]		Sand and Gravel	Within a sand and gravel safeguarding area
To provide a good quality built environment. [SA5]	Is there scope to develop or improve green infrastructure through the development? [Q15]		The site is within the GI and could have a potential negative impact but may provide an opportunity through careful design and landscaping to improve the environment	The site is within the GI and could have a potential negative impact but may provide an opportunity through careful design and landscaping to improve the environment
	Is the site prominent in any significant views towards a settlement? [Q16]		The site is not prominent in significant views towards the settlement. The site is not visible from the main highway. There appears to be very limited views of site from Wensleydale railway due to the landscape and vegetation	The site would not be prominent in view when approaching from the south or north on Ainderby Road. The site is set behind existing residential development which fronts Ainderby road and other trees, foliage and hedgerows. There may some views of site from Wensleydale railway due to the scale of the proposed development
	What is the impact on form and character of a settlement? [Q17]		While the site boundary fits fairly well with the existing built form of the settlement. Development at the proposed scale would have some impact on character of the area through loss of open countryside which is also part of the Green Infrastructure corridor as identified in the Northallerton, Brompton and Romanby Draft Landscape and Open Space Study (2016).	The adjacent site to the east (N/123/008) is identified as a preferred site in the Preferred Options document. Any development beyond this would be harmful to the character and form of this part of the settlement. At the proposed scale, the development would result in loss of open countryside which would be harmful to character of area. The area is part of the Green Infrastructure Corridor as identified in the Northallerton, Brompton and Romanby Draft Landscape and Open Space Study (2016).

Appendix 3 - Full
Site Assessments

e	Site ID	ALT/N/110/043	ALT/N/123/017	ALT/N/123/030
	Sub Area	Northallerton	Northallerton	Northallerton
	Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? [Q18]		The site is in close proximity to waste water treatment plant which lies to the west of site. Yorkshire Water confirm that sewers infrastructure crosses the site and there is a sewage pumping station just outside the site boundary. Yorkshire Water states that the built up area that forms ALT/N/123/017 would encroach within 100 m of Romanby waste water treatment works. There may be loss of amenity due to odour and flies. Yorkshire Water would not recommend development within this distance of the waste water treatment works.	The site is in close proximity to waste water treatment plant which bounds the western edge of the site. Yorkshire Water confirm that sewers infrastructure crosses the site and there is a sewage pumping station just outside the site boundary. There may be loss of amenity due to odour and flies. Yorkshire Water would not recommend development within this distance of the waste water treatment works
	Is the proposed preferred use for the site appropriate to the land uses of the surrounding land (north, south, east, west)? [Q19]		The site is in close proximity to waste water treatment plant which lies to the west of site. Yorkshire Water confirm that sewers infrastructure crosses the site and there is a sewage pumping station just outside the site boundary. Yorkshire Water states that the built up area that forms ALT/N/123/017 would encroach within 100 m of Romanby waste water treatment works. There may be loss of amenity due to odour and flies. Yorkshire Water would not recommend development within this distance of the waste water treatment works.	The site is in close proximity to waste water treatment plant which bounds the western edge of the site. Yorkshire Water confirm that sewers infrastructure crosses the site and there is a sewage pumping station just outside the site boundary. There may be loss of amenity due to odour and flies. Yorkshire Water would not recommend development within this distance of the waste water treatment works
To reduce level of waste produced and ensure re-use [SA6]	Will the development contain individual / communal site facilities / infrastructure? [Q20]		All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.
To ensure all development is resilient to climate change and reduce the risk of flooding [SA7]	Is part of the site or whole site in Flood Zone 2 [Q22]		The western end of the site is within floodzone 2. The Strategic Flood Risk Assessment states that a small part of the site falls within FZ3b. The flood risk in parts of the development footprint currently within FZ2 could potentially increase to FZ3 magnitudes in future due to climate change.	Mapping layers show northern end of site in flood zone 2. Awaiting comments from Strategic Flood Risk Assessment consultants.
	Is part of the site or whole site in Flood Zone 3 [Q21]		The western end of the site is within floodzone 3. The Strategic Flood Risk Assessment states that a small part of the site falls within FZ3b. The flood risk in parts of the development footprint currently within FZ2 could potentially increase to FZ3 magnitudes in future due to climate change.	Mapping layers show northern end of site in flood zone 3. Awaiting comments from Strategic Flood Risk Assessment consultants.
	Does the site have a history of surface water flooding? [Q23]		Mapping layers show the western end of the site is susceptible to surface water flooding. There is a slight gradient to the site. The SFRA 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.	Mapping layers show northern end of site is susceptible to surface water flooding and marginal section in southern end of site. Awaiting comments from Strategic Flood Risk Assessment consultants.
	Will development increase the risk of flooding? [Q24]		The Strategic Flood Risk Assessment states that a small part of the site falls within FZ3b. The flood risk in parts of the development footprint currently within FZ2 could potentially increase to FZ3 magnitudes in future due to climate change. The SFRA 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.	Awaiting comments from Strategic Flood Risk Assessment consultants.
	Can any increase in risk of flooding be mitigated? [Q25]		The SFRA 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. This will determine the nature and scope of any mitigation.	Awaiting comments from Strategic Flood Risk Assessment consultants.
To maintain & enhance the character of AONB & National Park [SA8]	Does the site have a negative impact on the setting of the National Park or AONB? [Q26]		NE: no issues	NE to advise
To preserve and where enhance the historic environment and improve understanding of local cultural heritage [SA10]	Is the development in a Conservation Area? [Q27]		HE do not identify any issues	No issues
	Would development affect the character and appearance of the Conservation Area? [Q28]		HE do not identify any issues	Awaiting comments from HE. HDC: no apparent issues.
	Would development affect the setting and/or significance of a Listed Building? [Q29]		HE do not identify any issues	Awaiting comments from HE. HDC: no apparent issues.
	Will the development of the site affect non-designated heritage assets? [Q30]		no issues	no issues
	Would development impact sites of archaeological importance? [Q31]		none known	no issues
	Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? [Q32]		HE do not identify any issues	Awaiting comments from HE. HDC: no apparent issues.
	Will development of the site affect the setting of an elevated conservation area? [Q33]		no issues	no issues
	Would development affect the setting of a Scheduled Ancient Monument? [Q34]		HE do not identify any issues	Awaiting comments from HE. HDC: no apparent issues.

Appendix 3 - Full
Site Assessments

e	Site ID	ALT/N/110/043	ALT/N/123/017	ALT/N/123/030
	Sub Area	Northallerton	Northallerton	Northallerton
To provide a mix of housing types and tenures [SA11]	Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people? [Q35]		All sites that are put forward for residential development will be expected to meet policies on size type and tenure.	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? [Q36]		All sites above the current threshold will be assumed to meet policies on affordable housing	All sites above the current threshold will be assumed to meet policies on affordable housing .
To reduce crime & the fear of crime [SA12]	Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour? [Q37]		All new development will be expected to adopt good design standards considering the principles of secure by design	- All new development will be expected to adopt good design standards considering the principles of secure by design
Business Considerations [SA13 & SA14]	Is there scope to safeguard land for future expansion of a business? [Q38]		proposal for residential use	proposal for residential use
	How many direct jobs will be created as a result of development? [Q39]		proposal for residential use	proposal for residential use
	What type of jobs or apprenticeships will be created? [Q40]		proposal for residential use	proposal for residential use
	Will the proposed development enable expansion of an existing site or business? [Q41]		proposal for residential use	proposal for residential use
Highway Considerations	Is there potential for a suitable access to a highway? [Q42]		= g. Highways: Access is available onto St Wilfred Drive, minor improvements may be necessary. Developer to demonstrate that a safe and suitable access can be achieved.	Highways to advise
	Will off site work be required and what will the impact be on viability? [Q43]		= g. Highways: Access is available onto St Wilfred Drive, minor improvements may be necessary.	Highways to advise
	Is there sufficient capacity in the highway network to accommodate the development? [Q44]	Highways to advise	Highways to advise	Highways to advise
	SITE SUMMARY	This site is an existing allocation in the Local Development Framework (2010). The site is allocated for recreation and community uses as a Town Park. The preferred approach is to roll this site forward as an allocation for recreation and community uses in the new Local Plan. This includes the provision of new footpath and cycleway links to nearby existing and proposed housing and employment development and also to the Applegarth recreation area.	The site is not prominent in significant views towards the settlement. While the site boundary fits fairly well with the existing built form of the settlement, development at the proposed scale would have some impact on the character of the area through loss of open countryside which is also part of the Green Infrastructure corridor as identified in the Northallerton, Brompton and Romanby Draft Landscape and Open Space Study (2016). 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. The site is in close proximity to waste water treatment plant which lies to the west of site. The site promoter has indicated that a gap has been left between the proposed development area and the treatment plant and that landscaping is proposed. The site promoter has commissioned an odour report, not yet received by Yorkshire Water. Yorkshire Water confirm that sewers infrastructure crosses the site and there is a sewage pumping station just outside the site boundary. Yorkshire Water states that the built up area that forms ALT/N/123/017 would encroach within 100 m of Romanby waste water treatment works and state that there may be loss of amenity due to odour and flies. Yorkshire Water would not recommend development within this distance of the waste water treatment works. Not a Preferred Site.	The site would not be prominent in wider views when approaching from the south or north on Ainderby Road. The adjacent site to the east (N/123/008) is identified as a preferred site in the Preferred Options document. Any development beyond this would be harmful to the character and form of this part of the settlement. At the proposed scale, the development would result in loss of open countryside which would be harmful to character of area. The area is part of the Green Infrastructure Corridor as identified in the Northallerton, Brompton and Romanby Draft Landscape and Open Space Study (2016). The site is in close proximity to waste water treatment plant which bounds the western edge of the site. Yorkshire Water confirm that sewers infrastructure crosses part of the site and there is a sewage pumping station just outside the site boundary. There may be loss of amenity due to odour and flies. As per comments on site ALT/N/123/017, Yorkshire Water do not recommend development within this distance of the waste water treatment works. Not a Preferred Site.

Appendix 3 - Full
Site Assessments

Sustainability Objective	Site ID	ALT/N/123/031	ALT/S/057/015	ALT/S/057/016
	Sub Area	Northallerton	Stokesley	Stokesley
	Parish	Romanby	Great Broughton	Great Broughton
	Address	Land South of St Cuthbert Drive and St Paulinus Drive, Romanby, North Yorkshire	Jet Miners Inn caravan Site 61, High Street Great Broughton	15 Hallgarth Great Broughton
	Current Use		Caravan Site	Agricultural
	Preferred Use	0.00	Housing	Housing
	Site Size (HA)		0.16	0.70
	Total Dwellings		5	7 -10
To Protect and enhance bio-diversity and geo-diversity [SA1]	Would the development impact on nationally and internationally protected sites (SSSI,SINCs) in close proximity to the site? [Q1]	NE to advise	NE comment no likely impact	NE Comment: No Impact likely
	Does the site have any biodiversity issues? [Q2]	Awaiting Information - to be Completed	Awaiting Information - to be Completed	Awaiting Information - to be Completed
	Would the development impact on a local nature reserve? [Q3]	no issues	The site is not within 500m of LNR	
	Are there any TPO trees on the site? [Q4]	There is a single tree protected by Tree Preservation Order on southern boundary of site.	There are no TPOs on or adjacent to the site	There are no TPOs within the site or on the boundaries of the site, there are serveal TPO trees off Hallgarth
To Protect and enhance water and reduce water consumption [SA2]	Is the site within a source protection zone 1, 2 or 3? [Q5]			
To protect and improve air quality and reduce climate change To ensure all groups of the population have access to adequate facilities [SA3 & SA9]	Will the development promote low and zero carbon technologies and renewable sources? [Q6]	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.
	Is there links to footpaths and cycle routes? [Q7]	Site is adjacent to St Cuthbert Drive and St Paulinus Drive. Site adjoins a site which was identified as preferred in Preferred Options document (N/123/008) and for this site, highways indicated there is access to Ainderby Road. Awaiting highways comments for ALT/N/123/031. Subject to access to highway being confirmed, there are potential links to pavements in adjacent residential areas. This would provide footpath links to the town centre. National Cycle route runs through Romanby which is in close proximity to the site (Chantry road provides link to the cycle route).	There is an existing PROW to the rear of the site, the eastern boundary, which connects to the wider PROW network. The site conects to the footway along high street through the Jet Miners car park. The access does not appear to be sufficiently wide enough for vehicular and pedestrian movement to be separated	There are footways to high street and to Hallgarth. There are no PROW through the site or adjoining the site. There are PROW to the south of the site off the high street which connect to the wider PROW network
	Is there potential for new links to footpaths and cycle routes? [Q8]	Awaiting highways comments for ALT/N/123/031. Subject to access to highway being confirmed, there are potential links to pavements in adjacent residential areas. This would provide footpath links to the town centre. National Cycle route runs through Romanby which is in close proximity to the site (Chantry road provides link to the cycle route).	Given the scale and location of the site there appears to be limited opportunity to create new or improved footpath or cycle links.	Given the scale and location of the site there is limited opportunity for new links to footpaths and cycleways
	Is there access to superfast broadband service? [Q9]	yes	Superfast broadband is available	Superfast broadband is available in the area
	Does the site have good connectivity to the following services and facilities? [Q10]	Awaiting Information	Awaiting Information	Awaiting Information
To protect and enhance soils and the most efficient use land [SA4]	Will the development re-use brownfield land? [Q11]	greenfield site		The site is currently in agricultural use
	Is the site potentially subject to contamination or other ground condition issues? [Q12]	no issues	GIS data does not indicate any historic contamination	The GIS data indicates that there are no signs of historical contamination.
	Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13]	Loss of grade 3a agricultural land and marginal section of grade 2.	The site is identified as provisional grade 3 agricultural land	The site is identified as Grade 3 argricultural land
	Is the development within or does it impact on a mineral safeguarding area? [Q14]	Within a sand and gravel safeguarding area	The site is within a minerals safeguarding area for Clay	The site is within a minerals safeguarding area for Clay
To provide a good quality built environment. [SA5]	Is there scope to develop or improve green infrastructure through the development? [Q15]	The site is within the GI and could have a potential negative impact but may provide an opportunity through careful design and landscaping to improve the environment	The site is within the GI and could have a potential negative impact but may provide an opportunity through careful design and landscaping to improve the environment	The site is within the GI and could have a potential negative impact but may provide an opportunity through careful design and landscaping to improve the environment
	Is the site prominent in any significant views towards a settlement? [Q16]	The site is set behind existing residential development which fronts Ainderby road and is therefore not prominent in views from the highway.	The site is located to the rear of the Jet Miners public house. The site can be viewed through the car park entrance of the public house. The site is not prominent from the high street. The site is not prominent form Ingleby Rd, however there are glimpses of the site from Green Balk. Visibility of the site is reduced by the limited height of the existing structures and the existing landscaping. There are clear views from Green Balk to the North York Moors	The existing tree coverage limits the prominence of the site from the B1257.
	What is the impact on form and character of a settlement? [Q17]	Limited impact on form and character as site would form an extension to an existing site which is preferred (N/123/008) and is adjacent to built form.	development along the high street is linear in nature. There is limited development to the rear of the high street. There are caravans sited at the site, however the restricted height of the caravans and the existing landscpaing limits the prominence of the site in views towards the settlement. Additional development at this location would have an impact on the form of the settlement.	Development of the site would have a limited impact on the character and form of the settlement and would extend the settlement further northwards. The site itself is not level and the ground falls away to the west.

Appendix 3 - Full
Site Assessments

e	Site ID	ALT/N/123/031	ALT/S/057/015	ALT/S/057/016
	Sub Area	Northallerton	Stokesley	Stokesley
	Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? [Q18]	no issues	There is a possibility that noise and light from the pub could cause a disturbance	
	Is the proposed preferred use for the site appropriate to the land uses of the surrounding land (north, south, east, west)? [Q19]	no issues	There is a public house and its car park to the west of the site.	
To reduce level of waste produced and ensure re-use [SA6]	Will the development contain individual / communal site facilities / infrastructure? [Q20]	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.
To ensure all development is resilient to climate change and reduce the risk of flooding [SA7]	Is part of the site or whole site in Flood Zone 2 [Q22]	Site is outside flood zone. Awaiting comments from Strategic Flood Risk Assessment consultants.		A small part of the north western corner of the site falls within flood zone 2. The SFRA idicates that A small part of the site falls within FZ3a. Note that the flood risk in parts of the development footprint currently within FZ2 could potentially increase to FZ3 magnitudes in future due to climate change.
	Is part of the site or whole site in Flood Zone 3 [Q21]	Site is outside flood zone. Awaiting comments from Strategic Flood Risk Assessment consultants.		A small part of the north western corner falls within flood zone 3. The sfr a indicates that A small part of the site falls within FZ3a. Note that the flood risk in parts of the development footprint currently within FZ2 could potentially increase to FZ3 magnitudes in future due to climate change.
	Does the site have a history of surface water flooding? [Q23]	Mapping layers central section of site is susceptible to surface water flooding. Site is outside flood zone. Awaiting comments from Strategic Flood Risk Assessment consultants.	Entirely in FZ1, with minimal or no risk from surface water flooding.	A small part of the site is lliable to surface water flooding. A site specific flood risk assessment is required.
	Will development increase the risk of flooding? [Q24]	Awaiting comments from Strategic Flood Risk Assessment consultants.	Entirely in FZ1, with minimal or no risk from surface water flooding.	A small part of the site falls within FZ3a. Note that the flood risk in parts of the development footprint currently within FZ2 could potentially increase to FZ3 magnitudes in future due to climate change.
	Can any increase in risk of flooding be mitigated? [Q25]	Awaiting comments from Strategic Flood Risk Assessment consultants.	Entirely in FZ1, with minimal or no risk from surface water flooding.	The sfr a idicates that consideration should be given to the layout and design. A sites specific FRA will be required, this will determine the nature and scope of any mitigation.
To maintain & enhance the character of AONB & National Park [SA8]	Does the site have a negative impact on the setting of the National Park or AONB? [Q26]	NE to advise	NE comment the site does not have a nective impact on the National Park	NE comment, No impact on the NP
To preserve and where enhance the historic environment and improve understanding of local cultural heritage [SA10]	Is the development in a Conservation Area? [Q27]	no issues	This site adjoins the boundary of the Great Broughton Conservation Area. The loss of this open area and its subsequent development could harm elements which contribute to the significance of the Conservation Area. See Comments (d)	HE indicates no concerns
	Would development affect the character and appearance of the Conservation Area? [Q28]	Awaiting comments from HE. HDC: no apparent issues.	This site adjoins the boundary of the Great Broughton Conservation Area. The loss of this open area and its subsequent development could harm elements which contribute to the significance of the Conservation Area. See Comments (d)	HE indicates no concerns
	Would development affect the setting and/or significance of a Listed Building? [Q29]	Awaiting comments from HE. HDC: no apparent issues.	HE make no comments	
	Will the development of the site affect non-designated heritage assets? [Q30]	no issues	No issues	No issues
	Would development impact sites of archaeological importance? [Q31]	no issues	No issues	No issues
	Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? [Q32]	Awaiting comments from HE. HDC: no apparent issues.		
	Will development of the site affect the setting of an elevated conservation area? [Q33]	no issues		
	Would development affect the setting of a Scheduled Ancient Monument? [Q34]	Awaiting comments from HE. HDC: no apparent issues.		

Appendix 3 - Full
Site Assessments

e	Site ID	ALT/N/123/031	ALT/S/057/015	ALT/S/057/016
	Sub Area	Northallerton	Stokesley	Stokesley
To provide a mix of housing types and tenures [SA11]	Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people? [Q35]	All sites that are put forward for residential development will be expected to meet policies on size type and tenure.	All sites that are put forward for residential development will be expected to meet policies on size type and tenure.	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? [Q36]	All sites above the current threshold will be assumed to meet policies on affordable housing .	the site has been put forward for housing and will be subject to policies for type, tenure and mix of housing	the site has been put forward for housing and will be subject to policies for type, tenure and mix of housing
To reduce crime & the fear of crime [SA12]	Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour? [Q37]	All sites that are put forward for residential development will be expected to meet policies on size type and tenure.	All new development will be expected to adopt good design standards considering the principles of secure by design	All new development will be expected to adopt good design standards considering the principles of secure by design
Business Considerations [SA13 & SA14]	Is there scope to safeguard land for future expansion of a business? [Q38]	proposal for residential development	The site is an existing carvan site and this use would cease on the site.	Residential development is proposed
	How many direct jobs will be created as a result of development? [Q39]	proposal for residential development		Residential development is proposed
	What type of jobs or apprenticeships will be created? [Q40]	proposal for residential development		Residential development is proposed
	Will the proposed development enable expansion of an existing site or business? [Q41]	proposal for residential development		Residential development is proposed
Highway Considerations	Is there potential for a suitable access to a highway? [Q42]	Highways to advise	= Amber The site does not appear to have sufficient frontage to enable an access of acceptable standards to be formed onto The High Street. Developer to demonstrate that a safe and suitable access can be achieved.	= g Access could be achieved onto Hallgarth, minor improvements to footways may be required to serve the site.
	Will off site work be required and what will the impact be on viability? [Q43]	Highways to advise	= Amber The site does not appear to have sufficient frontage to enable an access of acceptable standards to be formed onto The High Street. Developer to demonstrate that a safe and suitable access can be achieved.	= Amber Access could be achieved onto Hallgarth, minor improvements to footways may be required to serve the site.
	Is there sufficient capacity in the highway network to accommodate the development? [Q44]	Highways to advise	awaiting comments from highways	Await comments from highways
	SITE SUMMARY	The site would have limited impact on form and character as site would form an extension to an existing site which is preferred (N/123/008) and is adjacent to the built form. The site is set behind existing residential development which fronts Ainderby road and is therefore not prominent in views from the highway. This site is preferred as an extension to the existing preferred site (N/123/008) subject to Highways confirming a suitable access. However, both sites are subject to further assessment work. Preferred Site	Highways do not consider that there is a sufficient access to the site. Development of the site for residential dwellings would not relate well to the existing form of the settlement. Whilst the site is currently used for the siting of caravans, these are small, limited height. The development is located to the rear of a pub and pub car park which has the potential to cause disturbance to residents and would impact on connection between the site and the high street. Not a preferred site.	The site is not prominent in views towards the settlement and access can be achieved. Whilst the site would extend the settlement form towards the north, the impact of the extension is reduced by the current limited prominence. The site could be suitable for allocation however, further investigation would be required to ensure topography of the site and the outcomes of the flood risk would not impact on the achievability of a suitable scheme. The potential yield of the site may be reduced and unlikely to deliver more than 5 dwellings in which case the site would not be suitable for allocation. Not preferred

Appendix 3 - Full
Site Assessments

Sustainability Objective	Site ID	ALT/S/057/023	ALT/S/058/016	ALT/S/058/017
	Sub Area	Stokesley	Stokesley	Stokesley
	Parish	Great Broughton	Great Ayton	Great Ayton
	Address	Land North Of Green Court, 1 High Street, Great Broughton, North Yorkshire	Land off Skottowe Crescent, Great Ayton	Land to the north of main driveway, Cleveland Lodge Cleveland Lodge, Great Ayton
	Current Use	Agricultural	Agriculture	residential land associated with Cleveland Lodge
	Preferred Use	Housing	Housing	Housing
	Site Size (HA)	1.45	3.61 ha	0.78 ha
	Total Dwellings	Residential	49 minimum	
To Protect and enhance bio-diversity and geo-diversity [SA1]	Would the development impact on nationally and internationally protected sites (SSSI,SINCs) in close proximity to the site? [Q1]		NE Comment: The site is within 4000m of North York Moors	The site is near (1 km) to cliff Ridge SSSI. NE comment no likely impact.
	Does the site have any biodiversity issues? [Q2]	Awaiting Information - to be Completed	Awaiting Information - to be Completed	Awaiting Information - to be Completed
	Would the development impact on a local nature reserve?			
	Are there any TPO trees on the site? [Q4]	There are not TPO trees on the site		Multiple TPO trees line the southern boundary of the site. There is a group TPO to the northern and Western boundaries of the site
To Protect and enhance water and reduce water consumption [SA2]	Is the site within a source protection zone 1, 2 or 3? [Q5]			
To protect and improve air quality and reduce climate change To ensure all groups of the population have access to adequate facilities [SA3 & SA9]	Will the development promote low and zero carbon technologies and renewable sources? [Q6]	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.
	Is there links to footpaths and cycle routes? [Q7]	There is an existing bridleway to the north of the site, beyond back lane and a range of public rights of way that go out into the wider countryside from the south of the site. There is no pavement along side the site or immediately adjacent to the site. The potential to extend the existing pavement to the site should be discussed with NYCC.	There is an existing PROW to the Western boundary of the site and to the sothern boundary of the site connecting the site with the wider PROW network. There are footways to Skottowe Crescent and to Church Drive	There is a public right of way to the south of the site which connects to the wider public right of way network. Access to the site is via Newton Road, the footway is on the opposite side of the road
	Is there potential for new links to footpaths and cycle routes? [Q8]	There is no current connection to existing network but there is potential for this to be improved. Imprpovements should be discussed with NYCC NYCC Comment: To reflect desire lines through the site to the nearest service centre/village	There is potential to provide new links to the footpaths	There is limited potential to create new links to the PROW network given the scale and location of the site
	Is there access to superfast broadband service? [Q9]	Superfast Broadband is available	There is access to superfast broadband	Superfast Broadband is available
	Does the site have good connectivity to the following services and facilities? [Q10]	Awaiting Information	Awaiting Information	Awaiting Information
To protect and enhance soils and the most efficient use land [SA4]	Will the development re-use brownfield land? [Q11]			
	Is the site potentially subject to contamination or other ground condition issues? [Q12]	The gis data does not indicate any signs of historic contamination		The GIS data indicates that there are no signs of historic contamination on site
	Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13]	Grade 3	The site is clasified as Grade 3 Agricultural Land	The site is identified as Grade 3 agricultural land
	Is the development within or does it impact on a mineral safeguarding area? [Q14]	NYCC comments within Brick and Clay Safeguarding Area	The site is within a sand and gravel safeguarding area	No issues raised by NYCC
To provide a good quality built environment. [SA5]	Is there scope to develop or improve green infrastructure through the development? [Q15]	The site is within the GI and could have a potential negative impact but may provide an opportunity through careful design and landscaping to improve the environment	There is a potential for a negative impact. However the development of the site may provide opportunity to improve aspects of the green infrastructure network	There is a potential for a negative impact. However the development of the site may provide opportunity to improve aspects of the green infrastructure network
	Is the site prominent in any significant views towards a settlement? [Q16]	The reduced site is prominent from the bridge on the B1257 to the north of Great Broughton. Prior to that point there are limited views into Great Borughton and the site.	the site will be prominent in views towards the settlement from the existing PROW network. Views from the existing road network approaching the settlement are limited due to the lie of the land and the existing landscape. The site would be visble from surrounding hillside.	There are views of this side of the settlement from the wider landscape, The site is prominent from the PROW to the south of the site. Views into the site from Newton Road are limited due to the existing tree coverage.
	What is the impact on form and character of a settlement? [Q17]	The site is located adjacent to the existing settlement form. The site presently open with views to the sourrounding countryside and north North York Moors. Development of the reduced site would still extend the settlement northwards and would have an impact on the character and form of the settlement. There is scope to mitigate against the potential impact through careful consideration of design, layout and landscaping	The proposed site adjoins the existing built form, and relates reasnably well to the existing form of the settlement. The site is close to the boundary of the Great Ayton Conservation area and to Grade I and Grade II * Listed Buildings. Consideration to the site layout, scale and form of development would be required in order to ensure that development did not have a negative impact on the character of the area and cause harm to the setting of the listed buildings and conservation area.	Whilst the site bounds the existing settlement form its landcape setting, being with in the grounds of a resgistered park and garden, gives the site a distinct character. It is considered that development of the site would have an impact on the character of the area. Part of the site is allocated for sheltered housing, high quality design and landscaping are identified as requirements within the exisiting allocation. This submission seeks an extension of the site boundary. Any development of the site would require careful consideration of the landscape setting, siting, scale and massing of development and the use of materials.

Appendix 3 - Full
Site Assessments

e	Site ID	ALT/S/057/023	ALT/S/058/016	ALT/S/058/017
	Sub Area	Stokesley	Stokesley	Stokesley
	Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? [Q18]	Residential development bounds the site to the south, there are some substantial farm buildings nr the site at Manor Grove. There is scope for traffic related noise along the B1257		
	Is the proposed preferred use for the site appropriate to the land uses of the surrounding land (north, south, east, west)? [Q19]			
To reduce level of waste produced and ensure re-use [SA6]	Will the development contain individual / communal site facilities / infrastructure? [Q20]	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.
To ensure all development is resilient to climate change and reduce the risk of flooding [SA7]	Is part of the site or whole site in Flood Zone 2 [Q22]	The site is entirely within flood zone 1	Entirely in FZ1	Entirely in FZ1
	Is part of the site or whole site in Flood Zone 3 [Q21]	The site is entirely within flood zone 1	Entirely in FZ1	Entirely in FZ1
	Does the site have a history of surface water flooding? [Q23]	There is minimal risk of surface water flooding indicated via the surface water flooding layers. A small part to the west of the site are susceptible to surface water flooding. The site is over 1 hectare therefore the SFRA is likely to recommend that a site specific flood risk assessment is required.	Entirely in FZ1, but site extent exceeds 1Ha. A site specific FRA will be required.	Entirely in FZ1, but with significant risk from surface water flooding.
	Will development increase the risk of flooding? [Q24]	This will be determined by the site specific flood risk assessment.	Entirely in FZ1, but site extent exceeds 1Ha. A site specific FRA will be required.	Entirely in FZ1, but with significant risk from surface water flooding.
	Can any increase in risk of flooding be mitigated? [Q25]	This will be determined by the site specific flood risk assessment.	Entirely in FZ1, but site extent exceeds 1Ha. A site specific FRA will be required.	A site specific FRA will be required. This will indicate any mitigation requirements
To maintain & enhance the character of AONB & National Park [SA8]	Does the site have a negative impact on the setting of the National Park or AONB? [Q26]	NE no issues	NE comment, within 2KM of the north york moors national park"Concern if any process could cause air pollution/ if general combustion processes >50MW energy input North York Moors NP (2km) - All development with	NE Comment: North York Moors National Park - All development proposals with significant impact on landscape (more than 5 residential dwellings)
To preserve and where enhance the historic environment and improve understanding of local cultural heritage [SA10]	Is the development in a Conservation Area? [Q27]	HE no issues	This site lies close to the boundary of the Great Ayton Conservation Area. The loss of this open area and its subsequent development could harm elements which contribute to the significance of the Conservation Area. See Comments (d)	
	Would development affect the character and appearance of the Conservation Area? [Q28]	HE no issues	This site lies close to the boundary of the Great Ayton Conservation Area. The loss of this open area and its subsequent development could harm elements which contribute to the significance of the Conservation Area. See Comments (d)	
	Would development affect the setting and/or significance of a Listed Building? [Q29]	HE no issues	The loss of this site and its subsequent development could harm the setting of a number of Listed Buildings to the south of this site including the Grade I Listed Church of all Saints and the Grade II * Listed Ayton Hall See Comments (a2)	The loss of this site and its subsequent development could harm the setting of the Grade II Listed Cleveland Lodge See Comments (b)
	Will the development of the site affect non-designated heritage assets? [Q30]			The site is within the non designated heritage asset - Cleveland lodge park and gardens
	Would development impact sites of archaeological importance? [Q31]	not known at this stage	Not known at present	not known at this stage
	Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? [Q32]	HE no issues		
	Will development of the site affect the setting of an elevated conservation area? [Q33]	HE no issues		
	Would development affect the setting of a Scheduled Ancient Monument? [Q34]	HE no issues		

Appendix 3 - Full
Site Assessments

e	Site ID	ALT/S/057/023	ALT/S/058/016	ALT/S/058/017
	Sub Area	Stokesley	Stokesley	Stokesley
To provide a mix of housing types and tenures [SA11]	Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people? [Q35]	All sites that are put forward for residential development will be expected to meet policies on size type and tenure.	All sites put forward for residential development will be expected to meet policies on size type and tenure.	All sites 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? [Q36]	the site has been put forward for housing and will be subject to policies for type, tenure and mix of housing	the site has been put forward for housing and will be subject to policies for type, tenure and mix of housing	the site has been put forward for housing and will be subject to policies for type, tenure and mix of housing
To reduce crime & the fear of crime [SA12]	Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour? [Q37]	All new development will be expected to adopt good design standards considering the principles of secure by design	All new development will be expected to adopt good design standards considering the principles of secure by design	All new development will be expected to adopt good design standards considering the principles of secure by design
Business Considerations [SA13 & SA14]	Is there scope to safeguard land for future expansion of a business? [Q38]		Site is put forward for residential development	Site is put forward for residential development
	How many direct jobs will be created as a result of development? [Q39]		Site is put forward for residential development	Site is put forward for residential development
	What type of jobs or apprenticeships will be created? [Q40]		Site is put forward for residential development	Site is put forward for residential development
	Will the proposed development enable expansion of an existing site or business? [Q41]		Site is put forward for residential development	Site is put forward for residential development
Highway Considerations	Is there potential for a suitable access to a highway? [Q42]	= Amber Access is available on B1257 however visibility may be difficult to achieve. Developer to demonstrate that a safe and suitable access can be achieved. The majority of the frontage onto Back Lane is subject to a one way restriction, access could be achieved but this would require works to improve the existing major road and extend existing footway and street lighting to serve the site.	= g Access can be achieved from Skottowe Crescent, minor works may be required to extend the existing footway to serve the site.	The site has no direct frontage to a highway maintainable at the public expense.
	Will off site work be required and what will the impact be on viability? [Q43]	= Amber Access is available on B1257 however visibility may be difficult to achieve. Developer to demonstrate that a safe and suitable access can be achieved. The majority of the frontage onto Back Lane is subject to a one way restriction, access could be achieved but this would require works to improve the existing major road and extend existing footway and street lighting to serve the site.	= Amber Access can be achieved from Skottowe Crescent, minor works may be required to extend the existing footway to serve the site.	await highways comments
	Is there sufficient capacity in the highway network to accommodate the development? [Q44]	Highways to advise	await highways comments	await highways comments
	SITE SUMMARY	Development of the whole site, even at this reduced size would still have an impact on the form and character of the settlement due to the fairly open nature of the site. A safe and suitable access would need to be demonstrated. Consideration would also need to be given to the overall scale of development needed within Great Broughton. Not a Preferred Site	This reduced site relates reasonably well to the existing form of the settlement. The site is close to the boundary of the Great Ayton Conservation Area and a number of listed buildings. Careful consideration would be needed to ensure that the layout, scale, massing and design of development would not cause harm to the elements that contribute to the significance of the conservation area or the setting of the listed buildings. The reduced site is considered suitable for residential development subject to demonstration that the scheme would not cause harm and subject to the findings of a site specific flood risk assessment. Preferred Site	The site has no direct frontage to a highway, the site is within a non designated heritage asset and could cause harm to the setting of the Grade II listed Cleveland Lodge. The site does not relate well to the existing character and form of the settlement and its location within a non designated heritage asset. Part of the site is allocated (2010) for sheltered housing and high quality design and landscaping are identified as requirements within the existing allocation. This submission seeks an extension to the existing allocation to the east. Any development of the site would require careful consideration of the landscape setting, siting, scale and massing of development and the use of materials, the existing allocation could be maintained subject to the ability to demonstrate that a viable and deliverable scheme can be achieved. Preferred Site (part)

Appendix 3 - Full
Site Assessments

Sustainability Objective	Site ID	ALT/S/058/018	ALT/S/058/019
	Sub Area	Stokesley	Stokesley
	Parish	Great Ayton	Great Ayton
	Address	Land to the south of main driveway, Cleveland Lodge Cleveland Lodge, Great Ayton	Land fronting Station Road Great Ayton
	Current Use	residential land associated with Cleveland Lodge	Agricultural
	Preferred Use	Housing	Housing
	Site Size (HA)	0.83 ha	0.61 ha
	Total Dwellings		
To Protect and enhance bio-diversity and geo-diversity [SA1]	Would the development impact on nationally and internationally protected sites (SSSI,SINCs) in close proximity to the site? [Q1]	The site is near (1 km) to cliff Ridge SSSI. NE comment: No impact likely	The site is over 1km from Cliff Ridge SSSI. NE Comment No likely impact
	Does the site have any biodiversity issues? [Q2]	Awaiting Information - to be Completed	Awaiting Information - to be Completed
	Would the development impact on a local nature reserve?		
	Are there any TPO trees on the site? [Q4]	Multiple TPO trees line the northern boundary of the site. There is a group TPO to the Western boundaries of the site	There are no TPO trees within the site
To Protect and enhance water and reduce water consumption [SA2]	Is the site within a source protection zone 1, 2 or 3? [Q5]		
To protect and improve air quality and reduce climate change To ensure all groups of the population have access to adequate facilities [SA3 & SA9]	Will the development promote low and zero carbon technologies and renewable sources? [Q6]	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.
	Is there links to footpaths and cycle routes? [Q7]	There is a public right of way to the south of the site which connects to the wider public right of way network. Access to the site is via Newton Road, the footway is on the opposite side of the road	There is a public right of way to the north of the site. There are footways to both sites of station road, they are narrow in places
	Is there potential for new links to footpaths and cycle routes? [Q8]	There is limited potential to create new links to the PROW network given the scale and location of the site	The scale an dlcoation of the site limit the potential to create new links
	Is there access to superfast broadband service? [Q9]	There is access to superfast broadband	There is access to superfast broadband
	Does the site have good connectivity to the following services and facilities? [Q10]	Awaiting Information	Awaiting Information
To protect and enhance soils and the most efficient use land [SA4]	Will the development re-use brownfield land? [Q11]		The site comprises farm buildings, and a farm shop.
	Is the site potentially subject to contamination or other ground condition issues? [Q12]		GIS data does not indicated that there is any historical contamination at the site
	Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13]	The site is identified as Grade 3 argicultural land	Grade 3
	Is the development within or does it impact on a mineral safeguarding area? [Q14]	No issues raised by NYCC	No issues raised by NYCC
To provide a good quality built environment. [SA5]	Is there scope to develop or improve green infrastructure through the development? [Q15]	There is a potential for a negative impact. However the development of the site may provide opportunity to improve aspects of the green infrastructure network	The site is within the Green Infrastructure corridor.There is a potential for a negative impact. However the development of the site may provide opportunity to improve aspects of the green infrastructure network
	Is the site prominent in any significant views towards a settlement? [Q16]	There are views of this side of the settlement from the wider landscape. The site is prominent from the PROW network and particularly from the PROW to the south of the site. Views into the site from Newton Road are limited due to the existing tree coverage.	The site can be seen from the wider landscape. Views from footpath to Cliff Ridge.The site visible from the PROW to the north of the site, however this is limited due to the existing tree coverage to the north of the site. There are glimpses through the site from station road to the hills beyond.
	What is the impact on form and character of a settlement? [Q17]	Whilst the site bounds the existing settlement form its landcape setting, being with in the grounds of a resgistered park and garden, gives the site a distinct character. It is considered that development of the site would have an impact on the character of the area.	There are important glimpses from station road through the site to the hills/moors. The development in this location is of a linear nature. The barn meets criteria for a non designated heritage asset. Development that resulted in the loss of the Barn wouldl have an impact on the character of the settlment.

Appendix 3 - Full
Site Assessments

e	Site ID	ALT/S/058/018	ALT/S/058/019
	Sub Area	Stokesley	Stokesley
	Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? [Q18]		
	Is the proposed preferred use for the site appropriate to the land uses of the surrounding land (north, south, east, west)? [Q19]		
To reduce level of waste produced and ensure re-use [SA6]	Will the development contain individual / communal site facilities / infrastructure? [Q20]	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.
To ensure all development is resilient to climate change and reduce the risk of flooding [SA7]	Is part of the site or whole site in Flood Zone 2 [Q22]	Entirely in FZ1, with minimal or no risk from surface water flooding.	The site is entirely within FZ1. the SFRA indicates that the site should be permitted on flood risk grounds subject to consultation with LPA/LLFA
	Is part of the site or whole site in Flood Zone 3 [Q21]	Entirely in FZ1, with minimal or no risk from surface water flooding.	The site is entirely within FZ1. the SFRA indicates that the site should be permitted on flood risk grounds subject to consultation with LPA/LLFA
	Does the site have a history of surface water flooding? [Q23]	Entirely in FZ1, with minimal or no risk from surface water flooding.	The site is entirely within FZ1. the SFRA indicates that the site should be permitted on flood risk grounds subject to consultation with LPA/LLFA
	Will development increase the risk of flooding? [Q24]	Entirely in FZ1, with minimal or no risk from surface water flooding.	The site is entirely within FZ1. the SFRA indicates that the site should be permitted on flood risk grounds subject to consultation with LPA/LLFA
	Can any increase in risk of flooding be mitigated? [Q25]	Entirely in FZ1, with minimal or no risk from surface water flooding.	The site is entirely within FZ1. the SFRA indicates that the site should be permitted on flood risk grounds subject to consultation with LPA/LLFA
To maintain & enhance the character of AONB & National Park [SA8]	Does the site have a negative impact on the setting of the National Park or AONB? [Q26]	NE Comment North York Moors National Park - All development proposals with significant impact on landscape (more than 5 residential dwellings)	North York Moors National Park - All development proposals with significant impact on landscape (more than 5 residential dwellings)
To preserve and where enhance the historic environment and improve understanding of local cultural heritage [SA10]	Is the development in a Conservation Area? [Q27]		Part of this site lies within the Great Ayton Conservation Area. The loss of this open area and its subsequent development could harm elements which contribute to the significance of the Conservation Area. See Comments (d)
	Would development affect the character and appearance of the Conservation Area? [Q28]		Part of this site lies within the Great Ayton Conservation Area. The loss of this open area and its subsequent development could harm elements which contribute to the significance of the Conservation Area. See Comments (d)
	Would development affect the setting and/or significance of a Listed Building? [Q29]	The loss of this site and its subsequent development could harm the setting of the Grade II Listed Cleveland Lodge See Comments (b)	
	Will the development of the site affect non-designated heritage assets? [Q30]	The site is within the non designated heritage asset - Cleveland lodge park and gardens	The barn at school farm meets the criteria for non designated heritage assets, as defined in the recent planning application.
	Would development impact sites of archaeological importance? [Q31]	not known at present	no known at this stage
	Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? [Q32]		
	Will development of the site affect the setting of an elevated conservation area? [Q33]		
	Would development affect the setting of a Scheduled Ancient Monument? [Q34]		

Appendix 3 - Full
Site Assessments

e	Site ID	ALT/S/058/018	ALT/S/058/019
	Sub Area	Stokesley	Stokesley
To provide a mix of housing types and tenures [SA11]	Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people? [Q35]	All sites put forward for residential development will be expected to meet policies on size type and tenure.	All sites 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? [Q36]	the site has been put forward for housing and will be subject to policies for type, tenure and mix of housing	the site has been put forward for housing and will be subject to policies for type, tenure and mix of housing
To reduce crime & the fear of crime [SA12]	Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour? [Q37]	All new development will be expected to adopt good design standards considering the principles of secure by design	All new development will be expected to adopt good design standards considering the principles of secure by design
Business Considerations [SA13 & SA14]	Is there scope to safeguard land for future expansion of a business? [Q38]	Site is put forward for residential development	Development of the site for residential purposes would impact on the existing agricultural business and farm shop.
	How many direct jobs will be created as a result of development? [Q39]	Site is put forward for residential development	Development of the site for residential purposes would impact on the existing agricultural business and farm shop. It may result in the loss of jobs from the farm shop.
	What type of jobs or apprenticeships will be created? [Q40]	Site is put forward for residential development	
	Will the proposed development enable expansion of an existing site or business? [Q41]	Site is put forward for residential development	
Highway Considerations	Is there potential for a suitable access to a highway? [Q42]	The site has no direct frontage to a highway maintainable at the public expense.	= Amber Site has two frontages onto Station Road, the southern frontage is not of sufficient size to enable an access of acceptable standards. For the northern frontage the developer would need to demonstrate that a safe and suitable access could be achieved onto Station Road, existing boundary walls could interrupt visibility splays.
	Will off site work be required and what will the impact be on viability? [Q43]	Await highways comments	= Amber Site has two frontages onto Station Road, the southern frontage is not of sufficient size to enable an access of acceptable standards. For the northern frontage the developer would need to demonstrate that a safe and suitable access could be achieved onto Station Road, existing boundary walls could interrupt visibility splays.
	Is there sufficient capacity in the highway network to accommodate the development? [Q44]	Await highways comments	await highways comments
	SITE SUMMARY	The site has no direct frontage to a highway, the site is within a non designated heritage asset and could cause harm to the setting of the Grade II listed Cleveland Lodge. The site does not relate well to the existing character and form of the settlement and its location within a non designated heritage asset. Not a Preferred Site	Development of the site for residential purposes would impact on the existing agricultural business and farm shop although it is noted that the current tenancy is expected to end in May 2017. Residential development could impact on the non designated heritage asset within the site and would impact on the character and form of the settlement. There is uncertainty whether a safe and suitable access into the site from the north could be achieved. There may be opportunities within the preferred options policies to support some more limited small scale development, and/or to consider the conversion of the non designated heritage asset. This is likely to result in a potential yield below the threshold for allocation. Not a preferred site.

Appendix 3 - Full
Site Assessments

Sustainability Objective	Site ID	ALT/S/058/038	ALT/S/073/013	ALT/S/075/001
	Sub Area	Stokesley	Stokesley	Stokesley
	Parish	Great Ayton	Hutton Rudby	Ingleby Arncliffe
	Address	Land Between Guisborough Rd and B1292, Great Ayton	Marwin Garbutts Lane , Hutton Rudby	The "Far Field"
	Current Use	Allotments and Agriculture	Brownfield Site - farm Buildings	Agricultural
	Preferred Use	Mixed	Housing	Housing
	Site Size (HA)	7.46 ha	0.25 ha	2.4 ha
	Total Dwellings	40-45		up to 60 houses
To Protect and enhance bio-diversity and geo-diversity [SA1]	Would the development impact on nationally and internationally protected sites (SSSI,SINCs) in close proximity to the site? [Q1]	NE comment: Concern if general combustion processes >50MW energy input, or for any development that causes air pollution.	NE No Impact	NE comment the site may potentially have an impact on protected sites
	Does the site have any biodiversity issues? [Q2]	Awaiting Information - to be Completed	Awaiting Information - to be Completed	Awaiting Information - to be Completed
	Would the development impact on a local nature reserve?			
	Are there any TPO trees on the site? [Q4]		There are no TPO trees	There are no TPO trees
To Protect and enhance water and reduce water consumption [SA2]	Is the site within a source protection zone 1, 2 or 3? [Q5]			
To protect and improve air quality and reduce climate change To ensure all groups of the population have access to adequate facilities [SA3 & SA9]	Will the development promote low and zero carbon technologies and renewable sources? [Q6]	All Residential development should address energy efficiency and sustainable building practices in line with relevant national standards.	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.
	Is there links to footpaths and cycle routes? [Q7]	There is a PROW through the site. There is no existing footway to the B1292. There are footways on either side of Guisborough Road. There are footways to Skottowe Drive	There is a sustrans route to the north of the site along garbutts lane, there is a prow south of the site.There is no footway to Garbutts Lane at this location	There is a small section of a PROW to the south west of the site. There is no footway connecting the site to the settlement at this location.
	Is there potential for new links to footpaths and cycle routes? [Q8]	There is a potential to improve links.	Due to the size and location of this site there is little potential for new links to footpaths and cycle routes	given the location of the site there is limtied scope to for new links
	Is there access to superfast broadband service? [Q9]	Great Ayton has access to superfast broadband	Superfast broadband is available	Superfast Broadband is available here
	Does the site have good connectivity to the following services and facilities? [Q10]	Awaiting Information	Awaiting Information	Awaiting Information
To protect and enhance soils and the most efficient use land [SA4]	Will the development re-use brownfield land? [Q11]	Two thirds of the site are currently Allotments, not considered previously developed land under the NPPF, the remaining part of the site is within agricultural use.	The site is currently occupied by argicultural buildings, agricultural buildings are not classified as Previously Developed Land	the site is a greenfield
	Is the site potentially subject to contamination or other ground condition issues? [Q12]	The Gis data does not indicate any historic contamination	The GIS data does not indicate that there is any historical contamination	The GIS data does not indicate any historical contamination
	Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13]	Grade 3	Grade 3	Grade 3
	Is the development within or does it impact on a mineral safeguarding area? [Q14]	The site is within a minerals safeguarding area for sand and gravel	No issues raised by NYCC	The site is within a minerals safeguarding area for Sand and Gravel
To provide a good quality built environment. [SA5]	Is there scope to develop or improve green infrastructure through the development? [Q15]	The site is within the green infrastructure corridor and is currently used for allotments. Allotments are proposed to move from the eastern part of the site to the western part of the site. The impacts on the Green infrastructure are unknown	The site is not in the Green Infrastructure network, given the scale of the site there is a limited opportunity to improve the green infrastructure network at this location	The site is within the Green Infrastructure corridor.There is a potential for a negative impact. However the development of the site may provide opportunity to improve aspects of the green infrastructure network
	Is the site prominent in any significant views towards a settlement? [Q16]	The site is prominent in views towards the settlement from the B1292. The site is prominent from Guisborough Road.	The site is prominent in views towards hutton rudby from Garbutts lane. The site is also visible from campion lane	The site is visible from the A19, and from the acces road. The site is visible from the A172
	What is the impact on form and character of a settlement? [Q17]	The site adjoins development to the north of Guisborough road at Skottowe Drive. Views of which can be seen from Guisborough Road. The views of existing development to Skottowe drive are limited to views of rooftops from the B1292. The development of the agricultural field for the replacement allotments would have an impact on the impact on the character of the settlement at this location. The change of use of the eastern part of the allotments to residential would have an impact on the form and character of the settlement. Within the settlement character assessment the site has been identified as greenspace. In part due to the current use of the site as allotments. This is being assessed independently by a consultant	The site is isolated from the existing form of the settlement. Additional residential development would have an impact on the character and form.	The site is separated from the existing form of the settlement. Development of the site would have a negative impact on the form and character of the settlement

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Site Assessments

e	Site ID	ALT/S/058/038	ALT/S/073/013	ALT/S/075/001
	Sub Area	Stokesley	Stokesley	Stokesley
	Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? [Q18]			
	Is the proposed preferred use for the site appropriate to the land uses of the surrounding land (north, south, east, west)? [Q19]			
To reduce level of waste produced and ensure re-use [SA6]	Will the development contain individual / communal site facilities / infrastructure? [Q20]	Not known at present	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.
To ensure all development is resilient to climate change and reduce the risk of flooding [SA7]	Is part of the site or whole site in Flood Zone 2 [Q22]	The site is entirely within Flood zone 1	Entirely in FZ1, with minimal or no risk from surface water flooding.Should be permitted on flood risk grounds subject to consultation with LPA/LLFA	Entirely in FZ1, but site extent exceeds 1Ha.Development could be permitted subject to FRA
	Is part of the site or whole site in Flood Zone 3 [Q21]	The site is entirely within Flood zone 1	Entirely in FZ1, with minimal or no risk from surface water flooding.Should be permitted on flood risk grounds subject to consultation with LPA/LLFA	Entirely in FZ1, but site extent exceeds 1Ha.Development could be permitted subject to FRA
	Does the site have a history of surface water flooding? [Q23]	Small parts of the site have a history of surface water flooding. Along the boundary with the B1292, and to the North western corner and alongside the western boundary of the site.	Entirely in FZ1, with minimal or no risk from surface water flooding.Should be permitted on flood risk grounds subject to consultation with LPA/LLFA	Entirely in FZ1, but site extent exceeds 1Ha.Development could be permitted subject to FRA
	Will development increase the risk of flooding? [Q24]	Both the wider site and the residential element of the site are over 1 hectare, The SFRA indicates that the site is entirely within flood zone 1 however the site exceeds 1 hectare and a site specific flood risk assessment is required.	Entirely in FZ1, with minimal or no risk from surface water flooding.Should be permitted on flood risk grounds subject to consultation with LPA/LLFA	Entirely in FZ1, but site extent exceeds 1Ha.Development could be permitted subject to FRA
	Can any increase in risk of flooding be mitigated? [Q25]	Dependend ton a site specific flood risk assessment	Entirely in FZ1, with minimal or no risk from surface water flooding.Should be permitted on flood risk grounds subject to consultation with LPA/LLFA	Entirely in FZ1, but site extent exceeds 1Ha.Development could be permitted subject to FRA
To maintain & enhance the character of AONB & National Park [SA8]	Does the site have a negative impact on the setting of the National Park or AONB? [Q26]	AONB NE Comment : North York Moors National Park - All development proposals with significant impact on landscape (more than 5 residential dwellings) Within 4Km of north York moors	NE No impact	NE comment Cleveland Way National Trail & North York Moors National Park - All development proposals with significant impact on landscape (more than 5 residential dwellings)
To preserve and where enhance the historic environment and improve understanding of local cultural heritage [SA10]	Is the development in a Conservation Area? [Q27]	He no issues		HE: No issues raised
	Would development affect the character and appearance of the Conservation Area? [Q28]	He No issues		HE: No issues raised
	Would development affect the setting and/or significance of a Listed Building? [Q29]	HE comment: The impact of the development of these sites upon the historic environment is uncertain. There are a number of Grade II Listed Building the north of this area. The loss of this currently-open area and its subsequent development could harm elements which contribute to its significance. See comment (b)Before allocating this site for development:- (1) An assessment needs to be undertaken of the contribution which this site		HE: No issues raised
	Will the development of the site affect non-designated heritage assets? [Q30]			
	Would development impact sites of archaeological importance? [Q31]	known at this point	not known at this stage	
	Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? [Q32]			
	Will development of the site affect the setting of an elevated conservation area? [Q33]			
	Would development affect the setting of a Scheduled Ancient Monument? [Q34]			

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e	Site ID	ALT/S/058/038	ALT/S/073/013	ALT/S/075/001
	Sub Area	Stokesley	Stokesley	Stokesley
To provide a mix of housing types and tenures [SA11]	Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people? [Q35]	All sites put forward for residential development will be expected to meet policies on size type and tenure.	All sites put forward for residential development will be expected to meet policies on size type and tenure.	All sites 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? [Q36]	the site has been put forward for housing and will be subject to policies for type, tenure and mix of housing	the site has been put forward for housing and will be subject to policies for type, tenure and mix of housing	the site has been put forward for housing and will be subject to policies for type, tenure and mix of housing
To reduce crime & the fear of crime [SA12]	Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour? [Q37]	All new development will be expected to adopt good design standards considering the principles of secure by design	All new development will be expected to adopt good design standards considering the principles of secure by design	All new development will be expected to adopt good design standards considering the principles of secure by design
Business Considerations [SA13 & SA14]	Is there scope to safeguard land for future expansion of a business? [Q38]			
	How many direct jobs will be created as a result of development? [Q39]			
	What type of jobs or apprenticeships will be created? [Q40]			
	Will the proposed development enable expansion of an existing site or business? [Q41]			
Highway Considerations	Is there potential for a suitable access to a highway? [Q42]	= g Same comments as previous when for housing ref S/058/007. Access onto the B1292 is acceptable. Minor works may be required to extend the existing footway to serve the site. The site will require additional public transport facilities/service provision and it is likely that a controlled crossing facility is required on teh A173.	The site has no direct frontage to a highway maintainable at the public expense.	= g Access could be achieved onto U1890, substantial highway widening throughout its extents are required. Street lighting and pedestrian links would need to be extended for the settlement to serve this development. Developer to demonstrate that a safe and suitable access could be achieved.
	Will off site work be required and what will the impact be on viability? [Q43]	= Amber Minor works may be required to extend the existing footway to serve the site. The site will require additional public transport facilities/service provision and it is likely that a controlled crossing facility is required on the A173.	await highways comments	= Red Access could be achieved onto U1890, substantial highway widening throughout its extents are required. Street lighting and pedestrian links would need to be extended for the settlement to serve this development. Developer to demonstrate that a safe and suitable access could be achieved.
	Is there sufficient capacity in the highway network to accommodate the development? [Q44]	highways to advise	await hiighways comments	await highways response
	SITE SUMMARY	Whilst the site is within flood zone 1 it is a prominent site which currently provides allotments. It is noted that the level of provision of allotments will be maintained and it is proposed that the agricultural field in the western part of the site is proposed to provide for the allotments displaced by proposed residential development and have the potential for other community uses if required. Residential development in the eastern part of the site, and change of use from agriculture to allotments in the west would impact on the character of the area due to its elevated position and prominence in views towards the settlement. The loss of the currently open area could potential cause harm to elements which contribute to the significance of the Grade II listed Building. Not a preferred site. Whilst the site is within flood zone 1 it is a prominent site which currently provides allotments. It is noted that the level of provision of allotments will be maintained and it is proposed that the agricultural field in the western part of the site is proposed to provide for the allotments displaced by proposed residential development and have the potential for other community uses if required. Residential development in the eastern part of the site, and change of use from agriculture to allotments in the west would impact on the character of the area due to its elevated position and prominence in views towards the settlement. The loss of the currently open area could potential cause harm to elements which contribute to the significance of the Grade II listed Building. Not a preferred site.	The site is within flood zone 1 and does not impact on any historic assets. There is no direct access to the highway. This site does not relate well to the form and character of the settlement, it is isolated from the existing settlement form and there is no footway to the site. The site is prominent in views towards the settlement. Not a preferred site	The site is available and there are no predicted impacts on historic assets or significant flood risk. However the site is separated from the existing settlement and is prominent and highways indicate that substantial works would be required to enable development. Not a preferred site

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Site Assessments

Sustainability Objective	Site ID	ALT/S/075/002	ALT/S/075/004	ALT/S/120/004
	Sub Area	Stokesley	Stokesley	Stokesley
	Parish	Ingleby Arncliffe	Ingleby Arncliffe	Potto
	Address	Top Field, Springfield Farm	Norwood Cottage Ingleby Arncliffe, Northallerton, DL6 3LN	Land at SW end of Potto
	Current Use	Arable	Coach premises and agricultural land	
	Preferred Use	Housing	Housing	Housing
	Site Size (HA)	3.83 ha	1.50 ha	0.95 ha
	Total Dwellings	20	8	residential
To Protect and enhance bio-diversity and geo-diversity [SA1]	Would the development impact on nationally and internationally protected sites (SSSI,SINCs) in close proximity to the site? [Q1]	NE state: Concern if residential development of 50 units or more. The site is within 2 Km of North York Moors National Park, also SSSI .	NE state: Concern if residential development of 50 units or more (proposal only for 8 dwellings) . North York Moors (SSSI) within 2km.	NE. No impact. NE highlight distance from AONB
	Does the site have any biodiversity issues? [Q2]	Awaiting Information - to be Completed	Awaiting Information - to be Completed	Awaiting Information - to be Completed
	Would the development impact on a local nature reserve?			
	Are there any TPO trees on the site? [Q4]	There are no TPO trees	There are no TPO trees within the site	There are no TPO trees on or adjacent to the site
To Protect and enhance water and reduce water consumption [SA2]	Is the site within a source protection zone 1, 2 or 3? [Q5]			
To protect and improve air quality and reduce climate change To ensure all groups of the population have access to adequate facilities [SA3 & SA9]	Will the development promote low and zero carbon technologies and renewable sources? [Q6]	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.
	Is there links to footpaths and cycle routes? [Q7]	A PROW runs through the site to the south eastern boundary and the north eastern boundary There is a bridleway to the south western boundary. These connect to the wider footpath network. There is a footway to Priory Way	There is an existing PROW to the south Western boundary of the site. There are no footways to Greengates	There is a PROW to the north west and south west of the site.
	Is there potential for new links to footpaths and cycle routes? [Q8]	There is limited potential for new links to footpaths and cycleways	There is limited potential to create new links	There is limited potential to create new links due to the scale and location of the site
	Is there access to superfast broadband service? [Q9]	Superfast Broadband is available	Superfast broadband is available	Superfast broadband is available
	Does the site have good connectivity to the following services and facilities? [Q10]	Awaiting Information	Awaiting Information	Awaiting Information
To protect and enhance soils and the most efficient use land [SA4]	Will the development re-use brownfield land? [Q11]	The site is greenfield	Part brownfield Part green field	
	Is the site potentially subject to contamination or other ground condition issues? [Q12]	The GIS data does not indicate any historical contamination.	The GIS data does not indicated an historical contamination	The GIS data does not indicate any historic contamination
	Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13]	Grade 3	Grade 3	Grade 3
	Is the development within or does it impact on a mineral safeguarding area? [Q14]	The site is within a minerals safeguarding area for Sand and Gravel, and Clay	The site is within a minerals safeguarding area for Brick and Clay	The site is within a minerals safeguarding area for Sand and Gravel
To provide a good quality built environment. [SA5]	Is there scope to develop or improve green infrastructure through the development? [Q15]	The site is not within or on the edge of the green infrastructure corridor.given the scale of the site there is a limited opportunity to improve the green infrastructure network at this location	The site is not within or on the edge of the green infrastructure corridor.given the scale of the site there is a limited opportunity to improve the green infrastructure network at this location	The site is within the Green Infrastructure corridor.There is a potential for a negative impact. However the development of the site may provide opportunity to improve aspects of the green infrastructure network
	Is the site prominent in any significant views towards a settlement? [Q16]	Development to the south of the site is visible from the A172.	There are long distance views from the site towards the A19, views from the A19 towards the site are obscured by existing buildings along the A19 and tree coverage. There are views of the existing buildings along Greengate	There are limited views of the site in prominent views towards the settlement due to the existing vegetation which bounds the site.
	What is the impact on form and character of a settlement? [Q17]	part of the site adjoins the settlement form however this is a large site and development of the whole site would form a significant extension to the village.	The site entrance is within existing development limits, the existing coach buildings are just outside development limits. Redevelopment of the existing developed area subjet to design and layout would have a limited impact on the character and form of the settlement, the development of the whole site would have a significant impact on form and character of the settlement.	The site does not relate well to the existing form and character of the settlment. It is disconnected from the main form of the settlement. This is reinforced by the nature of the access.

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Site Assessments

e	Site ID	ALT/S/075/002	ALT/S/075/004	ALT/S/120/004
	Sub Area	Stokesley	Stokesley	Stokesley
	Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? [Q18]			
	Is the proposed preferred use for the site appropriate to the land uses of the surrounding land (north, south, east, west)? [Q19]			
To reduce level of waste produced and ensure re-use [SA6]	Will the development contain individual / communal site facilities / infrastructure? [Q20]	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.
To ensure all development is resilient to climate change and reduce the risk of flooding [SA7]	Is part of the site or whole site in Flood Zone 2 [Q22]	Entirely in FZ1, but site extent exceeds 1Ha.Site specific Flood Risk Assessment Required	Entirely in FZ1, but site extent exceeds 1Ha.Site specific Flood Risk Assessment Required	A small part of the site falls within FZ3a. Note that the flood risk in parts of the development footprint currently within FZ2 could potentially increase to FZ3 magnitudes in future due to climate change.
	Is part of the site or whole site in Flood Zone 3 [Q21]	Entirely in FZ1, but site extent exceeds 1Ha.Site specific Flood Risk Assessment Required	Entirely in FZ1, but site extent exceeds 1Ha.Site specific Flood Risk Assessment Required	A small part of the site falls within FZ3a. Note that the flood risk in parts of the development footprint currently within FZ2 could potentially increase to FZ3 magnitudes in future due to climate change.
	Does the site have a history of surface water flooding? [Q23]	Entirely in FZ1, but site extent exceeds 1Ha.Site specific Flood Risk Assessment Required		The SFRA idicates little or no surface water flooding
	Will development increase the risk of flooding? [Q24]	Entirely in FZ1, but site extent exceeds 1Ha.Site specific Flood Risk Assessment Required	The site is over 1 hectare a site specific flood risk assessment will be required	A site specific flood risk assessment will be required, consideration should be given to the site layout and design.
	Can any increase in risk of flooding be mitigated? [Q25]	Entirely in FZ1, but site extent exceeds 1Ha.Site specific Flood Risk Assessment Required	to be determined by any site specific flood risk assessment.	Subject to site specific flood risk assessment. Consideration should be given to the site layout and deisgn.
To maintain & enhance the character of AONB & National Park [SA8]	Does the site have a negative impact on the setting of the National Park or AONB? [Q26]	NE Comment: Cleveland Way National Trail & North York Moors National Park - All development proposals with significant impact on landscape (more than 5 residential dwellings). Th site is wihtin 2km of North York Moors National Park	North York Moors National Park - All development proposals with significant impact on landscape (more than 5 residential dwellings).	NE Comment North York Moors National Park - All development proposals with significant impact on landscape (more than 5 residential dwellings)
To preserve and where enhance the historic environment and improve understanding of local cultural heritage [SA10]	Is the development in a Conservation Area? [Q27]	HE no comments	HE: no issues	HE: No issues
	Would development affect the character and appearance of the Conservation Area? [Q28]	HE no comments	HE: no issues	HE: No issues
	Would development affect the setting and/or significance of a Listed Building? [Q29]	HE no comments	HE: no issues	HE: No issues
	Will the development of the site affect non-designated heritage assets? [Q30]		no issues	HE: No issues
	Would development impact sites of archaeological importance? [Q31]		not known	Not known
	Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? [Q32]	HE no comments	HE: no issues	HE: No issues
	Will development of the site affect the setting of an elevated conservation area? [Q33]	HE no comments	no issues	HE: No issues
	Would development affect the setting of a Scheduled Ancient Monument? [Q34]	HE no comments	HE: no issues	HE: No issues

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Site Assessments

e	Site ID	ALT/S/075/002	ALT/S/075/004	ALT/S/120/004
	Sub Area	Stokesley	Stokesley	Stokesley
To provide a mix of housing types and tenures [SA11]	Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people? [Q35]	All sites put forward for residential development will be expected to meet policies on size type and tenure.	All sites put forward for residential development will be expected to meet policies on size type and tenure.	All sites 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? [Q36]	the site has been put forward for housing and will be subject to policies for type, tenure and mix of housing	the site has been put forward for housing and will be subject to policies for type, tenure and mix of housing	the site has been put forward for housing and will be subject to policies for type, tenure and mix of housing
To reduce crime & the fear of crime [SA12]	Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour? [Q37]	All new development will be expected to adopt good design standards considering the principles of secure by design	All new development will be expected to adopt good design standards considering the principles of secure by design	All new development will be expected to adopt good design standards considering the principles of secure by design
Business Considerations [SA13 & SA14]	Is there scope to safeguard land for future expansion of a business? [Q38]		rediential development on the site will result in the loss or relocation of existing business	
	How many direct jobs will be created as a result of development? [Q39]		redevelopment of the site may result in the loss of jobs.	
	What type of jobs or apprenticeships will be created? [Q40]		The site is proposed for residential development	
	Will the proposed development enable expansion of an existing site or business? [Q41]		We are not aware that redevelopment of the site will result in relocation and expansion of existing business	
Highway Considerations	Is there potential for a suitable access to a highway? [Q42]	= Amber Access could be achieved onto U1892, would require major highway improvements to the surrounding highway network and junctions. Developer to demonstrate that a safe and suitable access could be achieved.	= g Access is available on U2787. Developer to demonstrate that a safe and suitable access can be achieved. Minor works may be required to extend existing footway and street lighting to serve the site.	= Red Cooper Lane is a green lane and would require major upgrade to improve to a suitable standard. There is insufficient width within the highway boundary to facilitate this.
	Will off site work be required and what will the impact be on viability? [Q43]	= Amber Access could be achieved onto U1892, would require major highway improvements to the surrounding highway network and junctions. Developer to demonstrate that a safe and suitable access could be achieved.	= Amber Access is available on U2787. Developer to demonstrate that a safe and suitable access can be achieved. Minor works may be required to extend existing footway and street lighting to serve the site.	= Red Cooper Lane is a green lane and would require major upgrade to improve to a suitable standard. There is insufficient width within the highway boundary to facilitate this.
	Is there sufficient capacity in the highway network to accommodate the development? [Q44]	await highways comment	await highways comments	await highways comment
	SITE SUMMARY	This is a substantial site and the development of the whole site would have an impact on the form of the settlement. Highways indicate that major highway improvements would be required to facilitate the development of the whole site. The site is not available until the end of the plan period. A limited amount of development along the south western boundary, where it adjoins the existing form may be appropriate, however this is likely to be at a level below the allocation threshold. Not a preferred site	The site is not available until the latter phases of the plan. However the site is within floodzone 1 and the southern part of the site occupied by hardstanding and coach premises relates reasonably well to the existing form of the settlement. The site may be able to accomodate some limited residential development subject to a high quality design and layout, and subject to highways advise. Preferred Site (Part)	Other Settlement - Not Allocated

Appendix 3 - Full
Site Assessments

Sustainability Objective	Site ID	ALT/S/125/006	ALT/S/128/008	ALT/S/134/002
	Sub Area	Stokesley	Stokesley	Stokesley
	Parish	Rudby	Seamer	Skutterskelfe
	Address	Land to west of Rudby Farm	Seamer Farm Hilton Road, Seamer	Cleveland Hills View Skutterskelfe
	Current Use	Greenfield vacant	Agriculture	Curtilage of caravan site
	Preferred Use	Housing	Housing	Housing
	Site Size (HA)	1.94 ha	1.10 ha	1.52 ha
	Total Dwellings	50	16	24 caravans
To Protect and enhance bio-diversity and geo-diversity [SA1]	Would the development impact on nationally and internationally protected sites (SSSI,SINC)s in close proximity to the site? [Q1]	The site is adjacent to the Leven Valley Woodlands SINC. NE no issues	NE: No issues	Ne: no issues
	Does the site have any biodiversity issues? [Q2]	Awaiting Information - to be Completed	Awaiting Information - to be Completed	Awaiting Information - to be Completed
	Would the development impact on a local nature reserve?			
	Are there any TPO trees on the site? [Q4]	The site is adjacent to the leven Valley Woodlands. There are no TPO Trees within the site.	There are no TPO Trees	no TPO trees
To Protect and enhance water and reduce water consumption [SA2]	Is the site within a source protection zone 1, 2 or 3? [Q5]			
To protect and improve air quality and reduce climate change To ensure all groups of the population have access to adequate facilities [SA3 & SA9]	Will the development promote low and zero carbon technologies and renewable sources? [Q6]	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.
	Is there links to footpaths and cycle routes? [Q7]	A PROW bounds the site to the west. There is presently no access to Rudby Bank. There are footways to Rudby Bank.	There is a Public Right of Waty to the south of the site. These connect to the wider PROW network. There are footways to Hilton Road on the opposite site of the road to the site	There is a PROW to the south of the site (across the road) . Which connects to the wider PROW network. There are no footways connecting the site to Rudby
	Is there potential for new links to footpaths and cycle routes? [Q8]	There are limited opportunities to create new links. Highways would need to comment on the acceptability of the proposed new access from Rudby Bank into the site which may create an opportunity to provide an additional link to the PROW.	due to the scale and location of the site there is limited opportunity for new links	There is limited opportunity for new links given the scale and location of the site.
	Is there access to superfast broadband service? [Q9]	Superfast Broadband is available	There is no access to superfast broadband. High quality Wireless is available	Superfast broadband is available
	Does the site have good connectivity to the following services and facilities? [Q10]	Awaiting Information	Awaiting Information	Awaiting Information
To protect and enhance soils and the most efficient use land [SA4]	Will the development re-use brownfield land? [Q11]			Caravans are on site.
	Is the site potentially subject to contamination or other ground condition issues? [Q12]	The GIS data does not indicate any historic contamination.	The GIS data does not indicate any historical contamination.	The GIS data does not idnicate any historic contamination.
	Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13]	The site is grade 3	Grade 3	Grade 3
	Is the development within or does it impact on a mineral safeguarding area? [Q14]	The site is within a minerals safeguarding area for Sand and Gravel and Brick and Clay	The site is within a minerals safeguarding area for Sand and Gravel	The site is within a minerals safeguarding area for Clay
To provide a good quality built environment. [SA5]	Is there scope to develop or improve green infrastructure through the development? [Q15]	The site is within the Green Infrastructure corridor.There is a potential for a negative impact. However the development of the site may provide opportunity to improve aspects of the green infrastructure network	The site is not within or on the edge of the green infrastructure corridor.given the scale of the site there is a limited opportunity to improve the green infrastructure network at this location	The site is on the edge of the green infrastructure network. There is limited scope given the scale of the site to improve the green infrastructure corridor.
	Is the site prominent in any significant views towards a settlement? [Q16]	The site is not presently prominent from Rudby Bank. The site would be visible from Rudby Bank with the creation of proposed access. The site is prominent from the PROW which bounds the site to the west.	The site is prominent in views towards the settlemnt from Seamer/Hilton Road. The site is also visible from Holme Lane	There are limited views of the site from holme lane, or apporaching the site from Rudby hall due to the existing tree coverage and landscaping bounding the site.
	What is the impact on form and character of a settlement? [Q17]	The site is not prominent from Rudby bank. Although the proposed access mean the site would become visible. The site would not have a significant impact on the built form of the settlement. The site does have two PROW along the western edge. Development of the site could impact on the character of the space as viewed from the PROW. Mitigation measures including a high quality design and landscape scheme for the site may serve to reduce the potential impact. The site has been put forward for consideration as Greenspace. The Greenspace assessment indicates that the site may be suitable for greenspace designation, further clarification is required as to the extent of the potential designation.There would be an impact on the wider landscape setting at this location and the setting of the conservation area. See comments from HE	There is existing development to the north and the east of the site, however. The site is prominent in views towards the settlement and in parts is elevatd from the road as a result would have an impact on the character of the settlment.	The site disconnected from the settlements of Rudby and Skutterskelf. Permission has been granted for caravans on the site. A few have already been sited.

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Site Assessments

e	Site ID	ALT/S/125/006	ALT/S/128/008	ALT/S/134/002
	Sub Area	Stokesley	Stokesley	Stokesley
	Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? [Q18]			
	Is the proposed preferred use for the site appropriate to the land uses of the surrounding land (north, south, east, west)? [Q19]			
To reduce level of waste produced and ensure re-use [SA6]	Will the development contain individual / communal site facilities / infrastructure? [Q20]	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.
To ensure all development is resilient to climate change and reduce the risk of flooding [SA7]	Is part of the site or whole site in Flood Zone 2 [Q22]	Entirely in FZ1, but site extent exceeds 1Ha.	Entirely in FZ1, but site extent exceeds 1Ha. Site specific flood risk assessment required.	Entirely in FZ1, but site extent exceeds 1Ha.
	Is part of the site or whole site in Flood Zone 3 [Q21]	Entirely in FZ1, but site extent exceeds 1Ha.	Entirely in FZ1, but site extent exceeds 1Ha. Site specific flood risk assessment required.	Entirely in FZ1, but site extent exceeds 1Ha.
	Does the site have a history of surface water flooding? [Q23]	Entirely in FZ1, the surface water flooding maps indicate limited areas prone to surface water flooding.the site extent exceeds 1Ha so a site specific FRA is required.	Entirely in FZ1, but site extent exceeds 1Ha.Site specific flood risk assessment required.	Entirely in FZ1, but site extent exceeds 1Ha.Development could be permitted subject to FRA
	Will development increase the risk of flooding? [Q24]	The site exceeds 1 hectare therefore a site specific flood risk assessment is required.	Entirely in FZ1, but site extent exceeds 1Ha. Development could be permitted subject to site specific flood risk assesment.	Entirely in FZ1, but site extent exceeds 1Ha.Development could be permitted subject to FRA
	Can any increase in risk of flooding be mitigated? [Q25]	This will depend on the conculsion of the site specific flood risk assessment.	Entirely in FZ1, but site extent exceeds 1Ha. Subject to site specific flood risk assessment	Entirely in FZ1, but site extent exceeds 1Ha.Dependent on a site specific flood risk assessment
To maintain & enhance the character of AONB & National Park [SA8]	Does the site have a negative impact on the setting of the National Park or AONB? [Q26]	NE: No issues	NE: No issues raised	NE: No issues
To preserve and where enhance the historic environment and improve understanding of local cultural heritage [SA10]	Is the development in a Conservation Area? [Q27]	This site lies close to the boundary of the Hutton Rudby Conservation Area. The loss of this open area and its subsequent development could harm elements which contribute to the significance of the Conservation Area. See Comments (d)	HE: No issues	HE. No issues
	Would development affect the character and appearance of the Conservation Area? [Q28]	This site lies close to the boundary of the Hutton Rudby Conservation Area. The loss of this open area and its subsequent development could harm elements which contribute to the significance of the Conservation Area. See Comments (d)	HE: No issues	HE. No issues
	Would development affect the setting and/or significance of a Listed Building? [Q29]	He No comment. The site is near to a listed building.	HE: No issues	HE. No issues
	Will the development of the site affect non-designated heritage assets? [Q30]	This site is unlikely to have an adverse affect on Skutterskelfe Park	HE: No issues	HE. No issues
	Would development impact sites of archaeological importance? [Q31]	not known at this stage	Not known at present	not known at present
	Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? [Q32]	He No comment	HE: No issues	HE. No issues
	Will development of the site affect the setting of an elevated conservation area? [Q33]	He No comment	HE: No issues	HE. No issues
	Would development affect the setting of a Scheduled Ancient Monument? [Q34]	He No comment	HE: No issues	HE. No issues

Appendix 3 - Full
Site Assessments

e	Site ID	ALT/S/125/006	ALT/S/128/008	ALT/S/134/002
	Sub Area	Stokesley	Stokesley	Stokesley
To provide a mix of housing types and tenures [SA11]	Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people? [Q35]	All sites put forward for residential development will be expected to meet policies on size type and tenure.	All sites put forward for residential development will be expected to meet policies on size type and tenure.	There is a potential for the site to provide market housing that is smaller and more affordable. The size and type is likely to be limited and the site is distant from existing services.
	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? [Q36]	the site has been put forward for housing and will be subject to policies for type, tenure and mix of housing	the site has been put forward for housing and will be subject to policies for type, tenure and mix of housing	The site could provide an affordable market solution.
To reduce crime & the fear of crime [SA12]	Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour? [Q37]	All new development will be expected to adopt good design standards considering the principles of secure by design	All new development will be expected to adopt good design standards considering the principles of secure by design	All new development will be expected to adopt good design standards considering the principles of secure by design.
Business Considerations [SA13 & SA14]	Is there scope to safeguard land for future expansion of a business? [Q38]			
	How many direct jobs will be created as a result of development? [Q39]			
	What type of jobs or apprenticeships will be created? [Q40]			
	Will the proposed development enable expansion of an existing site or business? [Q41]			
Highway Considerations	Is there potential for a suitable access to a highway? [Q42]	= Red The site does not appear to have sufficient frontage onto Rudby Bank to enable an access of acceptable standards to be formed onto the public highway. The developer would need to demonstrate that a safe and suitable access could be achieved.	= Amber Access could be achieved onto Hilton Road subject to sufficient visibility splays being met. Developer to demonstrate that an access to safe and suitable access can be achieved. Footway/Street lighting to be extended to serve site.	= g Access can be achieved onto C1. The developer to demonstrate that a safe and suitable access can be achieved.
	Will off site work be required and what will the impact be on viability? [Q43]	= Amber Awaiting additional information from highways on the suitability of access and any additional offsite works that may be required.	= Amber Footway/Street lighting to be extended to serve site.	= Amber highways to advise
	Is there sufficient capacity in the highway network to accommodate the development? [Q44]	Awaiting highways comments.	highways to advise	highways to advise
	SITE SUMMARY	The site would not have a significant impact on the form of the settlement but could have an impact on the character of the settlement. The loss of this open area could harm elements which contribute to the significance of the conservation area. The site has been put forward for consideration for greenspace designation, however the independent consultant does not recommend the designation of this part of the site as a greenspace. The site is presently within an other settlement. The Preferred Option is not to allocate in other settlements however consideration is currently being given to comments relating the settlement hierarchy and Rudby's position within it. Subject to the achievement of a safe and acceptable access and sensitively designed scheme the site is considered appropriate for development. Preferred Site.	Other Settlement - Not Allocated	Other Settlement - Not Allocated

Appendix 3 - Full
Site Assessments

Sustainability Objective	Site ID	ALT/S/142/031	ALT/T/025/015	ALT/T/037/011
	Sub Area	Stokesley	Thirsk	Thirsk
	Parish	Stokesley	Carlton Miniott	Dalton
	Address	St Jospeh's RC Church,Tanton Road, Stokesley	Treske Ltd Station Works, Carlton Miniott, Thirsk	Land at Primrose Hill Dalton, Thirsk, YO7 3HA
	Current Use	Grazing	Commercial	Agriculture
	Preferred Use	Housing	Housing	Housing
	Site Size (HA)	1.54 ha	0.63 ha	0.96 ha
	Total Dwellings	39	27	17
To Protect and enhance bio-diversity and geo-diversity [SA1]	Would the development impact on nationally and internationally protected sites (SSSI,SINC)s in close proximity to the site? [Q1]	NE no issues raised	Ne No issues raised	NE comment no issue raised.
	Does the site have any biodiversity issues? [Q2]	Awaiting Information - to be Completed	Awaiting Information - to be Completed	Awaiting Information - to be Completed
	Would the development impact on a local nature reserve?			
	Are there any TPO trees on the site? [Q4]	There are no TPO trees on the site	There are no TPO trees on site	there are no TPO trees within the site
To Protect and enhance water and reduce water consumption [SA2]	Is the site within a source protection zone 1, 2 or 3? [Q5]			
To protect and improve air quality and reduce climate change To ensure all groups of the population have access to adequate facilities [SA3 & SA9]	Will the development promote low and zero carbon technologies and renewable sources? [Q6]	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.
	Is there links to footpaths and cycle routes? [Q7]	There is a PROW to the western boundary of the site. There are footways to Tanton Road adjoining the site. Connecting the site to the town centre and wider PROW network.	There is an existing PROW to the eastern boundary connecting the site to the wider PROW network. There are footways to Coniston Way and the A61 Station Road. There is a cycle route along Station Road from the station to Thirsk.	There is a PROW to the north of the site connecting primrose hill to chapel row. There is a footway to pit lngs lane and primrose hill
	Is there potential for new links to footpaths and cycle routes? [Q8]	There may be an opportunity to create a link through the site from Tanton Road to the PROW to the west of the site.	There is limited potential to create new links due to the scale and location of the site.	Given the scale and location of the site there is limited opportunity to create new links
	Is there access to superfast broadband service? [Q9]	Superfast broadband is available	Superfast Broadband is available	There is access to superfast broadband
	Does the site have good connectivity to the following services and facilities? [Q10]	Awaiting Information	Awaiting Information	Awaiting Information
To protect and enhance soils and the most efficient use land [SA4]	Will the development re-use brownfield land? [Q11]	The site is predominantly greenfield a small part of the site forms a car park. The car park occupies less than a quarter of the site.	The site is a currently a workshop and showroom. The site is previously developed land.	
	Is the site potentially subject to contamination or other ground condition issues? [Q12]	The GIS data does not indicate any historical contamination.	The GIS mapping does not indicate any historical contamination on the site. There are locations identified as having historical contamination to the east of the site and to the south of the site	The GIS information does not indicate any historical contamination
	Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13]	The site is classified as Grade 3	The site is identified as Grade 2 argicultural land, however the site is currently in use as a workshop/showroom and hardstanding.	The northern corner is grade 3 agricultural land, the southern part of the site is Grade 2
	Is the development within or does it impact on a mineral safeguarding area? [Q14]	The site is within a minerals safeguarding are for sand and gravel	The site is within a minerals safeguarding area for sand and gravel	The site is within a minerals safeguarding area for Clay
To provide a good quality built environment. [SA5]	Is there scope to develop or improve green infrastructure through the development? [Q15]	The site is within the Green Infrastructure corridor.There is a potential for a negative impact. However the development of the site may provide opportunity to improve aspects of the green infrastructure network	The site is within the Green Infrastructure corridor.There is a potential for a negative impact. However the development of the site may provide opportunity to improve aspects of the green infrastructure network.	The site is not within the green infrastructure corridor. There would be limited opportunity to improve the green infrastructure through the development.
	Is the site prominent in any significant views towards a settlement? [Q16]	The site is within the settlement and is not prominent in views towards the settlement.	The site is not prominent in veiws from Carlton Rd/Station Rd (A61) The site will be prominent from the PROW along the eastern boundary.	The site is not prominent in significant views towards the settlement
	What is the impact on form and character of a settlement? [Q17]	The development of the site would have a limited impact and would result in the loss of some green space within the settlement. Careful landscaping could serve to reduce the impact. The value of the green space wil be determined by the greenspace assessment.	redevelopment of the site is unlikely to have an impact on the form of the settlement. There would be nominal impact on the character at this location.	Development of the whole site would have a limited impact on the form of the settlement.

Appendix 3 - Full
Site Assessments

e	Site ID	ALT/S/142/031	ALT/T/025/015	ALT/T/037/011
	Sub Area	Stokesley	Thirsk	Thirsk
	Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? [Q18]		Railway to the north east of the site with Thrisk Station located to the south east of the site.	there are some substantial poultry houses (currently used for self storage) to the south west of the site which may impact on new residents. If the site reverts back to former use. It was not particularly noisy during the site visit.
	Is the proposed preferred use for the site appropriate to the land uses of the surrounding land (north, south, east, west)? [Q19]	There is a place of worship to the south of the site.	Thirsk Rail station to the south east and railway line to the north eastern boundary	
To reduce level of waste produced and ensure re-use [SA6]	Will the development contain individual / communal site facilities / infrastructure? [Q20]	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.
To ensure all development is resilient to climate change and reduce the risk of flooding [SA7]	Is part of the site or whole site in Flood Zone 2 [Q22]	The site is entirely in FZ1.The site area is over 1 hectare a site specific flood risk assessment is required.	Entirely in FZ1, with minimal or no risk from surface water flooding.	Entirely in FZ1, with minimal or no risk from surface water flooding.It should be noted that the flood maps indicate that the bottom of Pit Ings Lane is liable to flooding and is within Flood Zone 3 and 3b.
	Is part of the site or whole site in Flood Zone 3 [Q21]	The site is entirely in FZ1.The site area is over 1 hectare a site specific flood risk assessment is required.	Entirely in FZ1, with minimal or no risk from surface water flooding.	Entirely in FZ1, with minimal or no risk from surface water flooding.It should be noted that the flood maps indicate that the bottom of Pit Ings Lane is liable to flooding and is within Flood Zone 3 and 3b.
	Does the site have a history of surface water flooding? [Q23]	The site area is over 1 hectare a site specific flood risk assessment is required. The surface water flooding maps indicate very limited areas prone to surface water flooding, to the south eastern corner of the site and the the southern part of the western boundary.	Entirely in FZ1, with minimal or no risk from surface water flooding.	Entirely in FZ1, with minimal or no risk from surface water flooding. The Surface flood maps do not indicate that the site is liable to surface water flooding.
	Will development increase the risk of flooding? [Q24]	to be determined by site specific flood risk assessment	Should be permitted on flood risk grounds subject to consultation with LPA/LLFA	No SFRA is required. Should be permitted on flood risk grounds subject to consultation with LPA/LLFA
	Can any increase in risk of flooding be mitigated? [Q25]	to be determined by site specific flood risk assessment	Should be permitted on flood risk grounds subject to consultation with LPA/LLFA	No Should be permitted on flood risk grounds subject to consultation with LPA/LLFA
To maintain & enhance the character of AONB & National Park [SA8]	Does the site have a negative impact on the setting of the National Park or AONB? [Q26]	NE No issues raised	Ne No Issues raised	NE comment: No issue raised
To preserve and where enhance the historic environment and improve understanding of local cultural heritage [SA10]	Is the development in a Conservation Area? [Q27]	HE no issues raised.	HE No issues	HE. No issues raised
	Would development affect the character and appearance of the Conservation Area? [Q28]	HE no issues raised.	HE No issues	HE. No issues raised
	Would development affect the setting and/or significance of a Listed Building? [Q29]	HE no issues raised.	HE No issues	HE. No issues raised
	Will the development of the site affect non-designated heritage assets? [Q30]	HE no issues raised.	The existing building has the potential to meet some of the criteria for a non designated herritage asset.	HE. No issues raised
	Would development impact sites of archaeological importance? [Q31]	not known at present	The scope achaeological potential on or near site.	await input
	Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? [Q32]	HE no issues raised.	HE No issues	HE. No issues raised
	Will development of the site affect the setting of an elevated conservation area? [Q33]	HE no issues raised.	HE No issues	HE. No issues raised
	Would development affect the setting of a Scheduled Ancient Monument? [Q34]	HE no issues raised.	HE No issues	HE. No issues raised

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Site Assessments

e	Site ID	ALT/S/142/031	ALT/T/025/015	ALT/T/037/011
	Sub Area	Stokesley	Thirsk	Thirsk
To provide a mix of housing types and tenures [SA11]	Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people? [Q35]	All sites put forward for residential development will be expected to meet policies on size type and tenure.	All sites put forward for residential development will be expected to meet policies on size type and tenure.	All sites 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? [Q36]	the site has been put forward for housing and will be subject to policies for type, tenure and mix of housing	the site has been put forward for housing and will be subject to policies for type, tenure and mix of housing	the site has been put forward for housing and will be subject to policies for type, tenure and mix of housing
To reduce crime & the fear of crime [SA12]	Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour? [Q37]	All new development will be expected to adopt good design standards considering the principles of secure by design.	All new development will be expected to adopt good design standards considering the principles of secure by design.	All new development will be expected to adopt good design standards considering the principles of secure by design.
Business Considerations [SA13 & SA14]	Is there scope to safeguard land for future expansion of a business? [Q38]			
	How many direct jobs will be created as a result of development? [Q39]		The nature of the expansion is unknown, therefore the level of job creation is unknown at present.	
	What type of jobs or apprenticeships will be created? [Q40]		The nature of the expansion is unknown, therefore the level of job creation is unknown at present.	
	Will the proposed development enable expansion of an existing site or business? [Q41]		Redevelopment of the site is intended to release funds to enable the business to relocate and expand its operation.	
Highway Considerations	Is there potential for a suitable access to a highway? [Q42]	= g Access is acceptable onto Tanton Road. The developer would need to deomonstrate a safe and suitable access can be achieved.	= Amber. The site does not include a sufficient frontage to enable an access of acceptable standards to be formed onto the public highway.	= g Access is available onto Primrose Hill, developer to demonstrate that a safe and suitable access can be achieved particularly in relation to the proximity of the Primrose Hill/ Pit Ings Lane junction.
	Will off site work be required and what will the impact be on viability? [Q43]	= Amber HDC bus stop on eastern boundary may require relocating dependent on location of access	= Amber The site does not include a sufficient frontage to enable an access of acceptable standards to be formed onto the public highway.	= Amber developer to demonstrate that a safe and suitable access can be achieved particularly in relation to the proximity of the Primrose Hill/ Pit Ings Lane junction.
	Is there sufficient capacity in the highway network to accommodate the development? [Q44]	Await highways comments	Highways to advise	Awaiting highways comments
	SITE SUMMARY	The site is located within the existing settlement and forms a logical infill site, subject to the findings of a site specific flood risk assessment. Careful consideration would be required to ensure that high quality scheme can be achieved within the confines of the site boundaries. The majority of the site has been put forward for consideration for a greenspace designation. Subject to the findings of the greenspace report this site is a preferred site. Preferred Site	This is a brownfield site, currently in employment use. The site relates well to the form and character of the settlement and is not prominent in any views towards the settlement. Part of the existing building meets some of the criteria for a non designated heritage asset. The nature of any scheme would need to respond to the importance of the building. There are potential impacts to residential amenity for prospective residents due to proximity to the railway. Highways have indicated that there is not sufficient frontage to enable an acceptable access therefore there is a need to demonstrate that a suitable access acceptable to highways can be achieved. The site is not considered appropriate for development unless site promoters can demonstrate a safe and suitable access, to the development of high quality scheme that addresses the impact on a potential non designated heritage asset and residential amenity. Not a preferred site.	Development of the site would lead to the loss of some Grade 2 agricultural land. However the site relates reasonably well to existing development and would have a limited impact on the character and form of the settlement. Access is achievable. Although the site is within flood zone 1. Pit Ings is within Flood Zone 3 . There would be a need to demonstrate that a safe access and egress can be made during in periods of flooding. Subject to the consideration of safe access and egress during flooding events in Dalton this site could be suitable. Preferred Site.

Appendix 3 - Full
Site Assessments

Sustainability Objective	Site ID	ALT/T/037/012	ALT/T/037/013
	Sub Area	Thirsk	Thirsk
	Parish	Dalton	Dalton
	Address	Land at Pit Ings lane Dalton, Thirsk, YO7 3HA	OS Field No 9519 Dalton, Thirsk
	Current Use	Agriculture	Grass and arable
	Preferred Use	Housing	Housing
	Site Size (HA)	0.53 ha	0.43 ha
	Total Dwellings	10	10
To Protect and enhance bio-diversity and geo-diversity [SA1]	Would the development impact on nationally and internationally protected sites (SSSI,SINCs) in close proximity to the site? [Q1]	Ne No issues	NE: No issues
	Does the site have any biodiversity issues? [Q2]	Awaiting Information - to be Completed	Awaiting Information - to be Completed
	Would the development impact on a local nature reserve?		
	Are there any TPO trees on the site? [Q4]	There are no TPO trees	There are no TPO trees
To Protect and enhance water and reduce water consumption [SA2]	Is the site within a source protection zone 1, 2 or 3? [Q5]		
To protect and improve air quality and reduce climate change To ensure all groups of the population have access to adequate facilities [SA3 & SA9]	Will the development promote low and zero carbon technologies and renewable sources? [Q6]	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.
	Is there links to footpaths and cycle routes? [Q7]	There are footways to Pit Ings Lane, the road ends at the northern corner of the site. There is a PROW off primrose Hill.	There are no PROW adjoining the site there is a footway along the highway on the opposite side of the road which extends towards dalton but there are stretches along the route without a footway.
	Is there potential for new links to footpaths and cycle routes? [Q8]	Given the scale and location of the site there are limited opportunities to create new links	There is limited potential to create new links given the scale and location of the site.
	Is there access to superfast broadband service? [Q9]	There is access to superfast broadband	Superfast broadband is available
	Does the site have good connectivity to the following services and facilities? [Q10]	Awaiting Information	Awaiting Information
To protect and enhance soils and the most efficient use land [SA4]	Will the development re-use brownfield land? [Q11]		
	Is the site potentially subject to contamination or other ground condition issues? [Q12]	The Gis data does not indicate any signs of historic contamination.	The GIS data does not indicate that there is any historical contamination on the site
	Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13]	The site is grade 2 agricultural land	Grade 2
	Is the development within or does it impact on a mineral safeguarding area? [Q14]	The site is within a minerals safeguarding area for sand and gravel	The site is within a minerals safeguarding area for Brick Clay
To provide a good quality built environment. [SA5]	Is there scope to develop or improve green infrastructure through the development? [Q15]	The site is not within the green infrastructure corridor. There would be limited opportunity to improve the green infrastructure through the development.	The site is not within the green infrastructure corridor there is little to no scope given the scale and location of the site to improve the green infrastructure network
	Is the site prominent in any significant views towards a settlement? [Q16]	The would be prominent in significant views towards the settlement from the Public Right of way to the south.	The site is prominent in views along the route towards dalton. Due to the distance from dalton and the tree coverage towards dalton, the existing settlement is not prominent from the site.
	What is the impact on form and character of a settlement? [Q17]	The would be prominent in significant views towards the settlement from the Public Right of way to the south. The site is outside but near to the development limits. A development of the proposed scale in this location would extend the village into the countryside beyond the existing built form of the village. There is no natural boundary to the site. If considering neighbouring proposals to the settlement, it would have limited impact on form and character however when considering the site in isolation the site would be 'isolated'. The scale of development at this location would need to be considered in the context of the neighbouring proposals, if developed, to ensure that there is not a negative impact on the character of the area.	The site is distant from the settlment of dalton and does not relate well to the existing form. There are three dwellings at this location, and significant additional development would have an impact on the character surrounding the site.

Appendix 3 - Full
Site Assessments

e	Site ID	ALT/T/037/012	ALT/T/037/013
	Sub Area	Thirsk	Thirsk
	Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? [Q18]	there are some substantial poultry houses (currently used for self storage) to the south of the site which may impact on new residents. If the site reverts back to former use. It was not particularly noisy during the site visit.	There is an existing employmetn use opposite the site
	Is the proposed preferred use for the site appropriate to the land uses of the surrounding land (north, south, east, west)? [Q19]		
To reduce level of waste produced and ensure re-use [SA6]	Will the development contain individual / communal site facilities / infrastructure? [Q20]	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.
To ensure all development is resilient to climate change and reduce the risk of flooding [SA7]	Is part of the site or whole site in Flood Zone 2 [Q22]	Entirely in FZ1, with minimal or no risk from surface water flooding. It should be noted that the flood maps indicate that the bottom of Pit Ings Lane is liable to flooding and is within Flood Zone 3 and 3b.	Entirely in FZ1, with minimal or no risk from surface water flooding.
	Is part of the site or whole site in Flood Zone 3 [Q21]	Entirely in FZ1, with minimal or no risk from surface water flooding. It should be noted that the flood maps indicate that the bottom of Pit Ings Lane is liable to flooding and is within Flood Zone 3 and 3b.	Entirely in FZ1, with minimal or no risk from surface water flooding.
	Does the site have a history of surface water flooding? [Q23]	Entirely in FZ1, with minimal or no risk from surface water flooding. The Surface flood maps do not indicate that the site is liable to surface water flooding.	Entirely in FZ1, with minimal or no risk from surface water flooding. The Surface flood maps do not indicate that the site is liable to surface water flooding.
	Will development increase the risk of flooding? [Q24]	No SFRA is required. Should be permitted on flood risk grounds subject to consultation with LPA/LLFA	No SFRA is required. Should be permitted on flood risk grounds subject to consultation with LPA/LLFA
	Can any increase in risk of flooding be mitigated? [Q25]	No Should be permitted on flood risk grounds subject to consultation with LPA/LLFA	No Should be permitted on flood risk grounds subject to consultation with LPA/LLFA
To maintain & enhance the character of AONB & National Park [SA8]	Does the site have a negative impact on the setting of the National Park or AONB? [Q26]	Ne No issues	Ne Comment: No issues
To preserve and where enhance the historic environment and improve understanding of local cultural heritage [SA10]	Is the development in a Conservation Area? [Q27]	HE. No issues raised	He Comment: No issues
	Would development affect the character and appearance of the Conservation Area? [Q28]	HE. No issues raised	He Comment: No issues
	Would development affect the setting and/or significance of a Listed Building? [Q29]	HE. No issues raised	He Comment: No issues
	Will the development of the site affect non-designated heritage assets? [Q30]	HE. No issues raised	He Comment: No issues
	Would development impact sites of archaeological importance? [Q31]	not known at this stage	
	Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? [Q32]	HE. No issues raised	He Comment: No issues
	Will development of the site affect the setting of an elevated conservation area? [Q33]	HE. No issues raised	He Comment: No issues
	Would development affect the setting of a Scheduled Ancient Monument? [Q34]	HE. No issues raised	He Comment: No issues

Appendix 3 - Full
Site Assessments

e	Site ID	ALT/T/037/012	ALT/T/037/013
	Sub Area	Thirsk	Thirsk
To provide a mix of housing types and tenures [SA11]	Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people? [Q35]	All sites put forward for residential development will be expected to meet policies on size type and tenure.	All sites 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? [Q36]	the site has been put forward for housing and will be subject to policies for type, tenure and mix of housing	the site has been put forward for housing and will be subject to policies for type, tenure and mix of housing
To reduce crime & the fear of crime [SA12]	Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour? [Q37]	All new development will be expected to adopt good design standards considering the principles of secure by design.	All new development will be expected to adopt good design standards considering the principles of secure by design.
Business Considerations [SA13 & SA14]	Is there scope to safeguard land for future expansion of a business? [Q38]		
	How many direct jobs will be created as a result of development? [Q39]		
	What type of jobs or apprenticeships will be created? [Q40]		
	Will the proposed development enable expansion of an existing site or business? [Q41]		
Highway Considerations	Is there potential for a suitable access to a highway? [Q42]	= g Access is available onto Pit Ings Lane, widening would be required to enable an access of acceptable standards. Works required to extend existing footway and street lighting. Developer to demonstrate that a safe and suitable access can be achieved. To be considered in conjunction with site ref T/037/003 and and ALT/T/025/015.	= Amber The developer would need to be able to prove that a safe suitable access to NYCC highway design standards with appropriate visibility splays could be achieved onto C99.
	Will off site work be required and what will the impact be on viability? [Q43]	= Amber Access is available onto Pit Ings Lane, widening would be required to enable an access of acceptable standards. Works required to extend existing footway and street lighting. Developer to demonstrate that a safe and suitable access can be achieved. To be considered in conjunction with site ref T/037/003 and and ALT/T/025/015.	= Amber The developer would need to be able to prove that a safe suitable access to NYCC highway design standards with appropriate visibility splays could be achieved onto C99.
	Is there sufficient capacity in the highway network to accommodate the development? [Q44]	Highways to advise	
	SITE SUMMARY	A development of the proposed scale in this location would form a fairly logical extension if all the neighbouring sites were developed. However when viewed in isolation, the site would be isolated and would have an impact on the form of the settlement. Access is achievable. Consideration needs to be given to the overall scale of development within this settlement and the development of this site should be considered in conjunction with the neighbouring site. Although the site is within flood zone 1. Pit Ings is within Flood Zone 3 and 3b. There would be a need to demonstrate that a safe access and egress can be made during in periods of flooding. Subject to the consideration of safe access and egress during flooding events in Dalton this site could be suitable. Not a Preferred Site.	This site is remote from the existing settlement and would lead to further sporadic development along the route towards Dalton. Development of the site would lead to a loss of Grade 2 agricultural land in an unsuitable location. Not a preferred site.

Appendix 3 - Full
Site Assessments

Sustainability Objective	Site ID	ALT/T/037/014	ALT/T/037/015	ALT/T/100/001
	Sub Area	Thirsk	Thirsk	Thirsk
	Parish	Dalton	Dalton	Maunby
	Address	OS Field no 6220 Dalton, Thirsk	Land Surrounding The Moor & Pheasant PH, Dalton Moor, Dalton, Thirsk, North Yorkshire	
	Current Use	Grass and arable		
	Preferred Use	Housing	Housing	Housing
	Site Size (HA)	0.19 ha	0.61 ha	0.72 ha
	Total Dwellings	10		
To Protect and enhance bio-diversity and geo-diversity [SA1]	Would the development impact on nationally and internationally protected sites (SSSI,SINC)s in close proximity to the site? [Q1]	NE NO issues	NE do not identify any issues	NE: no issues
	Does the site have any biodiversity issues? [Q2]	Awaiting Information - to be Completed	Awaiting Information - to be Completed	Awaiting Information - to be Completed
	Would the development impact on a local nature reserve?			no issues
	Are there any TPO trees on the site? [Q4]	There are no TPO trees on site, there are TPO trees adjacent to the site on the opposite site of the road.	There are no TPO trees on site	There are clusters of trees protected by Tree Preservation Order within site and along boundary.
To Protect and enhance water and reduce water consumption [SA2]	Is the site within a source protection zone 1, 2 or 3? [Q5]			
To protect and improve air quality and reduce climate change To ensure all groups of the population have access to adequate facilities [SA3 & SA9]	Will the development promote low and zero carbon technologies and renewable sources? [Q6]	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.
	Is there links to footpaths and cycle routes? [Q7]	There is a prow near the site, on the opposite side of the road. There is a footway on the opposite site of the road which connects the site to dalton, however there are sections along the route where there is no footway	PROW on opposite side of road to site. Site fronts onto highway but no pavements at this point. No cycle route evident. The site is disconnected from pavement network in Dalton.	No pavements on road to which site fronts onto. Public Right of Way in close proximity to site. No cycle route evident. Bridleway links to village but no direct links to site.
	Is there potential for new links to footpaths and cycle routes? [Q8]	Due to the scale and size of the site there is a limited opportunity to provide new links.	Due to the scale and location there is little potential for new links	No pavements on road to which site fronts onto. No existing pavements to connect to. Public Right of Way in close proximity to site. No cycle route evident.
	Is there access to superfast broadband service? [Q9]	There is access to superfast broadband	superfast broadband is available	yes
	Does the site have good connectivity to the following services and facilities? [Q10]	Awaiting Information	Awaiting Information	Awaiting Information
To protect and enhance soils and the most efficient use land [SA4]	Will the development re-use brownfield land? [Q11]	The site is greenfield.	90% previously developed	greenfield site
	Is the site potentially subject to contamination or other ground condition issues? [Q12]	the gis data does not indicate any sign of historic contamination	The gis data does not indicate any historic contamination	no issues
	Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13]	Grade 2	The site is Grade 2 argricultural Land	loss of grade 3b
	Is the development within or does it impact on a mineral safeguarding area? [Q14]	The site is within a minerals safeguarding area for Brick Clay	site overlaps with mineral safeguarding area for Brick Clay	The site is within a minerals safeguarding area for sand and gravel and Brick and Clay
To provide a good quality built environment. [SA5]	Is there scope to develop or improve green infrastructure through the development? [Q15]	The site is not within the green infrastructure corridor there is little to no scope given the scale and location of the site to improve the green infrastructure network	The site is not near to GI corridor, there is limited scope to develop or improve the GI	The site is within the GI and could have a potential negative impact but may provide an opportunity through careful design and landscaping to improve the environment
	Is the site prominent in any significant views towards a settlement? [Q16]	The site is prominent in views along the route towards dalton. Due to the separation from Dalton and the tree coverage towards Dalton, the existing settlement is not prominent from the site.	The site is remote from the settlement, there is existing development on the site.The existing landscaping limits the views of the entire site on the approach.	The site is prominent in significant views towards the settlement. The site is part of an area of open countryside, including mature trees. This rural landscape is currently prominent in view when entering the village from the eastern end. Development would result in loss of this key view.
	What is the impact on form and character of a settlement? [Q17]	The site is not connected to the settlement of Dalton and does not relate well to the existing form. There aretwo dwellings at this location, and signidicant additional development would have an impact on the character surrounding the site.	Residential development in this location would be disconnected from the settlement. New residential development would have an impact on the character of the area	The site does not fit well with the existing form of the settlement. The site is part of an area of open countryside, including mature trees which provides a prominent rural landscape which is prt of the character of the settlement. Development of the site would have a negative impact on character of settlement.

Appendix 3 - Full
Site Assessments

e	Site ID	ALT/T/037/014	ALT/T/037/015	ALT/T/100/001
	Sub Area	Thirsk	Thirsk	Thirsk
	Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? [Q18]		Ther eis a large commercial unit opposite the site, this could potentially create noise.	no issues
	Is the proposed preferred use for the site appropriate to the land uses of the surrounding land (north, south, east, west)? [Q19]			no issues
To reduce level of waste produced and ensure re-use [SA6]	Will the development contain individual / communal site facilities / infrastructure? [Q20]	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.
To ensure all development is resilient to climate change and reduce the risk of flooding [SA7]	Is part of the site or whole site in Flood Zone 2 [Q22]	10% or more of the site lies within FZ3a. Note that the flood risk in parts of the development footprint currently within FZ2 could potentially increase to FZ3 magnitudes in future due to climate change.	The eastern / southern edge of the site is in floodzone 2.The Strategic Flood Risk Assessment states that 10% or more of the site lies within Flood Zone 3a. Note that 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. An Exception Test would be required	A small part of the site falls within FZ3a. Note that the flood risk in parts of the development footprint currently within FZ2 could potentially increase to FZ3 magnitudes in future due to climate change.
	Is part of the site or whole site in Flood Zone 3 [Q21]	10% or more of the site lies within FZ3a. Note that the flood risk in parts of the development footprint currently within FZ2 could potentially increase to FZ3 magnitudes in future due to climate change.	The eastern / southern edge of the site is in floodzone 3. The Strategic Flood Risk Assessment states that 10% or more of the site lies within Flood Zone 3a. Note that 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. An Exception Test would be required	A small part of the site falls within FZ3a. Note that the flood risk in parts of the development footprint currently within FZ2 could potentially increase to FZ3 magnitudes in future due to climate change.
	Does the site have a history of surface water flooding? [Q23]	Surface water is present on the northern part of the eastern side.	The eastern section / southern section of the site is susceptible to surface water flooding.The Strategic Flood Risk Assessment states that 10% or more of the site lies within Flood Zone 3a. Note that 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. An Exception Test would be required	Mapping layers show large area on northern and eastern boundary of site is susceptible to surface water flooding. This extends across the highway which the site fronts onto. Areas susceptible to surface water flooding extend into the northern edge of the site and there are sections of susceptibility within the centre of the site.A small part of the site falls within FZ3a. Note that the flood risk in parts of the development footprint currently within FZ2 could potentially increase to FZ3 magnitudes in future due to climate change.
	Will development increase the risk of flooding? [Q24]	10% or more of the site lies within FZ3a. Note that the flood risk in parts of the development footprint currently within FZ2 could potentially increase to FZ3 magnitudes in future due to climate change. An exception Test would be required	The eastern / southern edge of the site is in floodzone 2 and 3 and is susceptible to surface water flooding so development may increase risk of flooding	Consider the design and layout - dependent on the findings of the site specific flood risk assessment
	Can any increase in risk of flooding be mitigated? [Q25]	SFRA recommends and exception test is required.		consider the design and layout - dependent on findings of the site specific flood risk assessment
To maintain & enhance the character of AONB & National Park [SA8]	Does the site have a negative impact on the setting of the National Park or AONB? [Q26]	Ne No issues	NO issues	NE: no issues
To preserve and where enhance the historic environment and improve understanding of local cultural heritage [SA10]	Is the development in a Conservation Area? [Q27]	HE Comments; No issues	He: NO issues	HE: no issues
	Would development affect the character and appearance of the Conservation Area? [Q28]	HE Comments; No issues	He: No issues	HE: no issues
	Would development affect the setting and/or significance of a Listed Building? [Q29]	HE Comments; No issues The site is within the buffer zone for a listed building	He: no issues	HE: This area forms part of the designed landscape associated with the Grade II Listed Maunby Hall. The loss of this open area and its subsequent development could affect elements which contribute to the significance of this building. See Comments (b)
	Will the development of the site affect non-designated heritage assets? [Q30]	HE Comments; No issues	He : No issues	no issues
	Would development impact sites of archaeological importance? [Q31]	not known at present	not known at this stage	not known
	Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? [Q32]	HE Comments; No issues	He: No issues	HE: no issues
	Will development of the site affect the setting of an elevated conservation area? [Q33]	HE Comments; No issues	He: No issues	no issues
	Would development affect the setting of a Scheduled Ancient Monument? [Q34]	HE Comments; No issues	he no issues	HE: no issues

Appendix 3 - Full
Site Assessments

e	Site ID	ALT/T/037/014	ALT/T/037/015	ALT/T/100/001
	Sub Area	Thirsk	Thirsk	Thirsk
To provide a mix of housing types and tenures [SA11]	Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people? [Q35]	All sites put forward for residential development will be expected to meet policies on size type and tenure.	All sites put forward for residential development will be expected to meet policies on size type and tenure.	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? [Q36]	the site has been put forward for housing and will be subject to policies for type, tenure and mix of housing	the site has been put forward for housing and will be subject to policies for type, tenure and mix of housing	All sites above the current threshold will be assumed to meet policies on affordable housing
To reduce crime & the fear of crime [SA12]	Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour? [Q37]	All new development will be expected to adopt good design standards considering the principles of secure by design.	All new development will be expected to adopt good design standards considering the principles of secure by design.	All new development will be expected to adopt good design standards considering the principles of secure by design
Business Considerations [SA13 & SA14]	Is there scope to safeguard land for future expansion of a business? [Q38]		The site is an existing public house and caravan park, residential development is likely to lead to the loss of a current businss	proposal for residential development
	How many direct jobs will be created as a result of development? [Q39]		The site is an existing public house and caravan park, residential development is likely to lead to the loss of a current businss	proposal for residential development
	What type of jobs or apprenticeships will be created? [Q40]			proposal for residential development
	Will the proposed development enable expansion of an existing site or business? [Q41]		The site is an existing public house and caravan park, residential development is likely to lead to the loss of a current businss	proposal for residential development
Highway Considerations	Is there potential for a suitable access to a highway? [Q42]	= g Access is available onto C99. Developer to demonstrate that a safe and suitable access can be achieved.	= g - Highways state: Access is available onto C99. Minor works may be required to extend existing footway to serve the site. Developer to demonstrate that a safe and suitable access can be achieved.	=Green Access is available on The Row, U2217. Works will be required to improve the existing major road. Accessibility links are poor. Developer to demonstrate that a safe and suitable access can be achieved.
	Will off site work be required and what will the impact be on viability? [Q43]	= Amber Access is available onto C99. Developer to demonstrate that a safe and suitable access can be achieved.	=amber Access is available onto C99. Minor works may be required to extend existing footway to serve the site. Developer to demonstrate that a safe and suitable access can be achieved.	= Amber Access is available on The Row, U2217. Works will be required to improve the existing major road. Accessibility links are poor. Developer to demonstrate that a safe and suitable access can be achieved.
	Is there sufficient capacity in the highway network to accommodate the development? [Q44]	highways to advise	await highways comments	await highways comments
	SITE SUMMARY	This site is remote from the existing settlement and would lead to further sporadic development along the route towards Dalton. Development of the site would lead to a loss of Grade 2 agricultural land in an unsuitable location. Whilst an access can be achieved the site is subject to flood risk the western parcel within floodzone 2 and 3 and the eastern parcel liable to surface water flooding. The site is below 0.2 hectares the threshold for allocation. Not a preferred site.	The site is remote from the settlement, with limited connectivity to Dalton and limited potential to improve the links. Part of the site is subject to flood risk and an Exception Test is required. Not a Preferred Site.	Other Settlement - Not Allocated

Appendix 3 - Full
Site Assessments

Sustainability Objective	Site ID	ALT/T/100/002	ALT/T/126/004
	Sub Area	Thirsk	Thirsk
	Parish	Maunby	Sandhutton
	Address	Land Including War Memorial Field and Kings Cottage, Maunby, North Yorkshire	Land to the North of Disused Airfield, Bewteen R Swale and Sand Hutton, North Yorkshire
	Current Use		
	Preferred Use	Housing	Employment
	Site Size (HA)	0.40 ha	118.9 ha
	Total Dwellings		
To Protect and enhance bio-diversity and geo-diversity [SA1]	Would the development impact on nationally and internationally protected sites (SSSI,SINCs) in close proximity to the site? [Q1]	NE: no issues	NE No concerns
	Does the site have any biodiversity issues? [Q2]	Awaiting Information - to be Completed	Awaiting Information - to be Completed
	Would the development impact on a local nature reserve?	no issues	
	Are there any TPO trees on the site? [Q4]	no issues	
To Protect and enhance water and reduce water consumption [SA2]	Is the site within a source protection zone 1, 2 or 3? [Q5]		
To protect and improve air quality and reduce climate change To ensure all groups of the population have access to adequate facilities [SA3 & SA9]	Will the development promote low and zero carbon technologies and renewable sources? [Q6]	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.	All development should address energy efficiency and sustainable building practices in line with relevant national standards.
	Is there links to footpaths and cycle routes? [Q7]	No pavements on road to which site fronts onto. Bridleway links to village but no direct links to site. No cycle route evident. Public Right of Way runs adjacent to northern boundary of site.	There are public rights of way along the western boundary of the site and through the site, east to west connecting the site with Sandhutton and the wider public right of way network
	Is there potential for new links to footpaths and cycle routes? [Q8]	No pavements on road to which site fronts onto. No existing pavements to connect to. Potential to link to Public Right of Way adjacent to site. No cycle route evident.	There are limited opportunities to improve the network.
	Is there access to superfast broadband service? [Q9]	yes	The area does not have access to superfast broadband/ high quality wireless is available
	Does the site have good connectivity to the following services and facilities? [Q10]	Awaiting Information	Awaiting Information
To protect and enhance soils and the most efficient use land [SA4]	Will the development re-use brownfield land? [Q11]	greenfield site	Agricultural/ some employment/ former airfield uses
	Is the site potentially subject to contamination or other ground condition issues? [Q12]	no issues	Yes - former military site, airfield
	Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13]	loss of grade 3b	Western site within grade 3 eastern part Grade 2,
	Is the development within or does it impact on a mineral safeguarding area? [Q14]	The site is within a minerals safeguarding area for sand and gravel and Brick and Clay	greater than 10ha and falls within both the sand and gravel and Brick clay safeguarding boundaries, the County Planning Authority would need to be consulted. Within the boundary of the site, there is an existing waste facility which has been proposed for safeguarding with the Minerals and Waste Joint Plan. Non waste development has the potential to conflict with existing waste management facilities, the District Council would be required to consult the County Planning Authority on all proposals which may conflict with this waste facilities. Given the significant scale of the submission area there is significant potential for development of the area to result in sterilisation of considerable amounts of sand and gravel and brick clay resources. Any development proposals would need to take account of the requirements of Policy S01: Safeguarding mineral resources and Policy S02: Developments proposed within Mineral Safeguarding Areas. In addition, within the proposed boundary of the site there is an existing waste management facility which is identified within the Minerals and Waste Joint Plan for Safeguarding. The Site provides waste management capacity in the form of a composting facility. Proposals would need to take account of Policy S03: Waste Management facility safeguarding, which seeks to safeguard against development which would prevent or frustrate the use of the site for waste development
To provide a good quality built environment. [SA5]	Is there scope to develop or improve green infrastructure through the development? [Q15]	The site is within the GI and could have a potential negative impact but may provide an opportunity through careful design and landscaping to improve the environment	This is a large site is within the GI, however not the whole site is proposed for development. Additional development have a potential negative impact but the wider extent of the site may provide an opportunity through careful design and landscaping to improve the environment
	Is the site prominent in any significant views towards a settlement? [Q16]	Site is within centre of village so is not prominent in significant views towards the settlement. New housing development would be prominent from the Public Right of way.	The site and the surrounding area are on level low lying land. There are distant views into the site from A61, Holme and parts from the A167. Expansion or intensification of the existing developed areas could be visible
	What is the impact on form and character of a settlement? [Q17]	Development of site would result in loss of green area within centre of village so there may be some impact on character. However, the site would create an infill site and would fit fairly well with form of settlement providing design and density was sensitive to existing character of village.	The wider site is a substantial site which is detached from the existing settlement, the proposed areas of development are dispersed within the site. Additional development of the site, or intensification of use of parts of the site will have an impact on character and form

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e	Site ID	ALT/T/100/002	ALT/T/126/004
	Sub Area	Thirsk	Thirsk
	Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? [Q18]	no issues	
	Is the proposed preferred use for the site appropriate to the land uses of the surrounding land (north, south, east, west)? [Q19]	no issues	
To reduce level of waste produced and ensure re-use [SA6]	Will the development contain individual / communal site facilities / infrastructure? [Q20]	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.
To ensure all development is resilient to climate change and reduce the risk of flooding [SA7]	Is part of the site or whole site in Flood Zone 2 [Q22]	Entirely in FZ1, with minimal or no risk from surface water flooding.	The northern, western and eastern edges of the site are within Flood Zone 2. The SFRA indicates 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 FZ2 may increase to FZ3 magnitudes in future due to climate change. The areas of the site to be considered for development are presently within Flood Zone 1. The western most areas are near to areas of land within Flood Zone 3 . The SFRA recommended that withdrawal of the site is considered
	Is part of the site or whole site in Flood Zone 3 [Q21]	Entirely in FZ1, with minimal or no risk from surface water flooding.	The northern, western and eastern edges of the wider site are within Flood Zone 3. The SFRA indicates 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 FZ2 may increase to FZ3 magnitudes in future due to climate change. The areas of the site to be considered for development are presently within Flood Zone 1. The western most areas are near to areas of land within Flood Zone 3. The SFRA recommended that withdrawal of the site is considered
	Does the site have a history of surface water flooding? [Q23]	Entirely in FZ1, with minimal or no risk from surface water flooding.Should be permitted on flood risk grounds subject to consultation with LPA/LLFA	There are areas that are liable to surface water flooding within the site. The SFRA indicates that consideration should be given to withdrawal of the site.
	Will development increase the risk of flooding? [Q24]	Entirely in FZ1, with minimal or no risk from surface water flooding.Should be permitted on flood risk grounds subject to consultation with LPA/LLFA	A site specific flood risk assessment w ould be required/ an exception test may be required depending on the location of the development
	Can any increase in risk of flooding be mitigated? [Q25]	Entirely in FZ1, with minimal or no risk from surface water flooding.Should be permitted on flood risk grounds subject to consultation with LPA/LLFA	subject to findngs of a site specific flood risk assessment
To maintain & enhance the character of AONB & National Park [SA8]	Does the site have a negative impact on the setting of the National Park or AONB? [Q26]	NE: no Issues	Ne No concerns
To preserve and where enhance the historic environment and improve understanding of local cultural heritage [SA10]	Is the development in a Conservation Area? [Q27]	HE: no issues	HE Comment This site lies close to the Sandhutton Conservation Area. Loss of this site and its subsequent development could harm elements which contribute to the significance of this area. See Comment (d).
	Would development affect the character and appearance of the Conservation Area? [Q28]	HE: no issues	HE Comment This site lies close to the Sandhutton Conservation Area. Loss of this site and its subsequent development could harm elements which contribute to the significance of this area. See Comment (d).
	Would development affect the setting and/or significance of a Listed Building? [Q29]	HE: no issues	There are a number of Grade II Listed Buildings in the vicinity of this area including The Manor House at Holme which is only metres from the edge of this site. The loss of this open area and its subsequent devtr could harm elements which contributes to their significance. See comment (b2).
	Will the development of the site affect non-designated heritage assets? [Q30]	no issues	
	Would development impact sites of archaeological importance? [Q31]	not known	not known at this point
	Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? [Q32]	HE: no issues	
	Will development of the site affect the setting of an elevated conservation area? [Q33]	no issues	
	Would development affect the setting of a Scheduled Ancient Monument? [Q34]	HE: no issues	

Appendix 3 - Full
Site Assessments

e	Site ID	ALT/T/100/002	ALT/T/126/004
	Sub Area	Thirsk	Thirsk
To provide a mix of housing types and tenures [SA11]	Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people? [Q35]	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? [Q36]	All sites above the current threshold will be assumed to meet policies on affordable housing .	
To reduce crime & the fear of crime [SA12]	Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour? [Q37]	All new development will be expected to adopt good design standards considering the principles of secure by design	All new development will be expected to adopt good design standards considering the principles of secure by design
Business Considerations [SA13 & SA14]	Is there scope to safeguard land for future expansion of a business? [Q38]	proposal for residential development	The type and scope of the employment offer is unknown
	How many direct jobs will be created as a result of development? [Q39]	proposal for residential development	The type and scope of the employment offer is unknown
	What type of jobs or apprenticeships will be created? [Q40]	proposal for residential development	The type and scope of the employment offer is unknown
	Will the proposed development enable expansion of an existing site or business? [Q41]	proposal for residential development	The type and scope of the employment offer is unknown
Highway Considerations	Is there potential for a suitable access to a highway? [Q42]	= Green Access is available on The Row, U2217. Works will be required to improve the existing major road. Accessibility links are poor. Developer to demonstrate that a safe and suitable access can be achieved.	= Red The site has no direct connection/frontage to a highway maintainable at the public expense.
	Will off site work be required and what will the impact be on viability? [Q43]	= Amber Access is available on The Row, U2217. Works will be required to improve the existing major road. Accessibility links are poor. Developer to demonstrate that a safe and suitable access can be achieved.	= highways to advise
	Is there sufficient capacity in the highway network to accommodate the development? [Q44]	highways to advise	highways to advise
	SITE SUMMARY	Other Settlement - Not Allocated	This is a substantial site that is detached from the existing settlement. Development of the whole site for employment use would have an impact on character and form. It is acknowledged that only parcels within this larger area are being promoted for development and these are within Flood Zone 1. It would not be appropriate to develop the whole site. Limited development may be acceptable subject to accordance with the Local Plan policies. The preferred options policy seek to establish criteria base policies that support rural diversification and rural employment some employment development. It is not appropriate to allocate the whole site for development and it is not considered necessary to allocate smaller parcels within the larger site for employment development because the current preferred options policy would support limited rural diversification and rural employment subject to a range of criteria. Not a preferred site.

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Sustainability Objective	Site ID	ALT/T/129/007	ALT/T/137/005	ALT/T/137/006
	Sub Area	Thirsk	Thirsk	Thirsk
	Parish	Sessay	South Kilvington	South Kilvington
	Address	Village Farm Sessay, Thirsk, YO7 3BE	Glebe Farm Site 1 Land north of Glebe Farm, South Kilvington	Glebe Farm Site 2 Glebe Farm, South Kilvington
	Current Use	Unocupied bungalow, range of traditional and modern farm buildings, set adjacent to main road in middle of village	Agricultural	Agricultural/domestic
	Preferred Use	Housing	Housing	Housing
	Site Size (HA)	0.60 ha	0.49 ha	0.49 ha
	Total Dwellings	5	12-16	10-15
To Protect and enhance bio-diversity and geo-diversity [SA1]	Would the development impact on nationally and internationally protected sites (SSSI,SINCs) in close proximity to the site? [Q1]	NE comment: Pilmoor SSSI within 2km : Concern if discharge of water/liquid waste to ground/surface water is more than 5m³/day. There is also Sessay Wood to the south of the site Site of importance for nature conservation	Ne: No comment	Ne No issues
	Does the site have any biodiversity issues? [Q2]	Awaiting Information - to be Completed	Awaiting Information - to be Completed	Awaiting Information - to be Completed
	Would the development impact on a local nature reserve?			
	Are there any TPO trees on the site? [Q4]	There are no TPO Trees on site	There are no TPO trees on site	There are no TPO trees on the site
To Protect and enhance water and reduce water consumption [SA2]	Is the site within a source protection zone 1, 2 or 3? [Q5]			
To protect and improve air quality and reduce climate change To ensure all groups of the population have access to adequate facilities [SA3 & SA9]	Will the development promote low and zero carbon technologies and renewable sources? [Q6]	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.
	Is there links to footpaths and cycle routes? [Q7]	There is a PROW on the opposite site of the road to the northern corner of the site. This connects to the wider PROW network. There is a footway on the opposite site of the road	There is a PROW further to the west of the site, beyond the neighbouring site. There is a footway to Stockton Road connecting the site to the village and to Thirsk.	There is a PROW further to the west of the site, beyond the neighbouring site. There is a footway to Stockton Road connecting the site to the village and to Thirsk.
	Is there potential for new links to footpaths and cycle routes? [Q8]	There is limited potential to create new links given the scale and location of the site.	due to the scale and location of this site there is limited opportunity to create new links to the existing PROW	due to the scale and location of this site there is limited opportunity to create new links to the existing PROW
	Is there access to superfast broadband service? [Q9]	Superfast broadband is available	Superfast broadband is available	the is access to superfast broadband
	Does the site have good connectivity to the following services and facilities? [Q10]	Awaiting Information	Awaiting Information	Awaiting Information
To protect and enhance soils and the most efficient use land [SA4]	Will the development re-use brownfield land? [Q11]	The site is predominantly ocupied by agricultural buildings, these are not considered by NPPF to constiute previously developed land.	The site is Greenfield	The site is predominantly ocupied by agricultural buildings. These are not classed as previously developed land. There is a residential dwelling on site
	Is the site potentially subject to contamination or other ground condition issues? [Q12]	The GIS data does not indicate any historical contamination.	The GIS data does not indicate any historic contamination.	The Gis layer does not indicate any historic contamination.
	Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13]	The site is identified as Grade 2 argicultural land	The site is identified as grade 2 argicultural land	The site is identified as Grade 2 agricultural site
	Is the development within or does it impact on a mineral safeguarding area? [Q14]	The site is within a minerals safeguarding area for Clay and Sand and Gravel	The site is within a minerals safeguarding area for Sand and Gravel	The site is within a minerals safeguarding area for Clay and Sand and Gravel
To provide a good quality built environment. [SA5]	Is there scope to develop or improve green infrastructure through the development? [Q15]	The site is not within the green infrastructure corridor, the Green Infrastructure corridor is located to the south of the site there may be some limited opportunities to extend the green infrastructure corridor.	The site is located within the green infrastructure corridor.there is limited opportunity to improve the Green infrastructure network	The site is located within the green infrastructure corridor.there may be limited opportunity to improve the Green infrastructure network
	Is the site prominent in any significant views towards a settlement? [Q16]	The site is located within the village, though it acknowledged that the majority of the site is outside development limits. View of the sites from the south of the village are limited due to the existing landscaping, though the roofs of the agricultural buildings are visble from the south. Views from the sotuh are more limited.	The entrance to the site is located within the settlement, the site is not prominent in views towards the settlement when approaching from Stockton Road. The site is prominent from the PROW to the west of the site due to the topography.	The existing tree coverage on stockton road, and the existing landscaping to the sites southern boundary limit the views of the site on the approach to the settlement until you enter the 30 MPH zone. The roofs of the argricultural buildings are visible. The site is visible from the PROW to the west of the site
	What is the impact on form and character of a settlement? [Q17]	The site is located within the village, though it acknowledged that the majority of the site is outside development limits it does relate well to the form of the settlement. The loss of the agricultural buildings will impact on the character of the area. Careful consideration should be given to the design and layout of any development.	The site entrance is located within the settlement, development at this end of the village is liner in nature, though there are some examples of limited back land development adjacent to the sites northern boundary. Development of the site would have some impact on the form and character of the settlement.	The southern part of the site is dominated by the existing agricultural buildings. Loss of these buildings would have some impact on the character of the settlement. Careful consideration of the scale and layout of any new development would be required to limit potential impact on the form of the settlement

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e	Site ID	ALT/T/129/007	ALT/T/137/005	ALT/T/137/006
	Sub Area	Thirsk	Thirsk	Thirsk
	Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? [Q18]			
	Is the proposed preferred use for the site appropriate to the land uses of the surrounding land (north, south, east, west)? [Q19]		There are argicultural buildings neighbouring the site however these building have also been put forward for consideration for development.	
To reduce level of waste produced and ensure re-use [SA6]	Will the development contain individual / communal site facilities / infrastructure? [Q20]	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.
To ensure all development is resilient to climate change and reduce the risk of flooding [SA7]	Is part of the site or whole site in Flood Zone 2 [Q22]	Entirely in FZ1, with minimal or no risk from surface water flooding.Should be permitted on flood risk grounds subject to consultation with LPA/LLFA	Entirely in FZ1, with minimal or no risk from surface water flooding. Should be permitted on flood risk grounds subject to consultation with LPA/LLFA	Entirely in FZ1, with minimal or no risk from surface water flooding. Should be permitted on flood risk grounds subject to consultation with LPA/LLFA
	Is part of the site or whole site in Flood Zone 3 [Q21]	Entirely in FZ1, with minimal or no risk from surface water flooding.Should be permitted on flood risk grounds subject to consultation with LPA/LLFA	Entirely in FZ1, with minimal or no risk from surface water flooding. Should be permitted on flood risk grounds subject to consultation with LPA/LLFA	Entirely in FZ1, with minimal or no risk from surface water flooding. Should be permitted on flood risk grounds subject to consultation with LPA/LLFA
	Does the site have a history of surface water flooding? [Q23]	Entirely in FZ1, with minimal or no risk from surface water flooding. The surface water flood maps indicate a limited part of the site to the boundary with the highway is liable to surface water flooding (1 in 1000) Should be permitted on flood risk grounds subject to consultation with LPA/LLFA	Entirely in FZ1, with minimal or no risk from surface water flooding. The surface water flooding maps indicate area liable to surface water flooding to the north western part of the site. (1 in 30, 1 in 100 and 1 in 1000). The SFRA considers that the site should be permitted on flood risk grounds subject to consultation with LPA/LLFA	Entirely in FZ1, with minimal or no risk from surface water flooding. The surface water flooding maps indicate that parts of stockton road adjacent to the site are liable to surface water flooding. The SFRA considers that the site should be permitted on flood risk grounds subject to consultation with LPA/LLFA
	Will development increase the risk of flooding? [Q24]	Entirely in FZ1, with minimal or no risk from surface water flooding.Should be permitted on flood risk grounds subject to consultation with LPA/LLFA	Entirely in FZ1, with minimal or no risk from surface water flooding. Should be permitted on flood risk grounds subject to consultation with LPA/LLFA	Entirely in FZ1, with minimal or no risk from surface water flooding. Should be permitted on flood risk grounds subject to consultation with LPA/LLFA
	Can any increase in risk of flooding be mitigated? [Q25]		Entirely in FZ1, with minimal or no risk from surface water flooding. Should be permitted on flood risk grounds subject to consultation with LPA/LLFA	Entirely in FZ1, with minimal or no risk from surface water flooding. Should be permitted on flood risk grounds subject to consultation with LPA/LLFA
To maintain & enhance the character of AONB & National Park [SA8]	Does the site have a negative impact on the setting of the National Park or AONB? [Q26]	Ne: No Issues	Ne No Comment	Ne No Issues
To preserve and where enhance the historic environment and improve understanding of local cultural heritage [SA10]	Is the development in a Conservation Area? [Q27]	The site is not within an existing conservation area. A conservation area is being considered within the village however this has not been through any formal consultation yet. He make no comment	He: No issues raised	He: No issues
	Would development affect the character and appearance of the Conservation Area? [Q28]		He: No issues raised	He: No issues
	Would development affect the setting and/or significance of a Listed Building? [Q29]	The barn and attached horse engine house at the centre of this site are Grade II Listed. The loss of the open areas and the existing farm buildings and their subsequent development could affect elements which contribute to the significacne of this building. See Comments (b)	He: No issues raised. It should be noted that the site is within the consultation zone of St Wilfrids Parish Church,Stockton Road,Thirsk,North Yorkshire,,	He: No issues. It should be noted that the site is within the consultation zone of St Wilfrids Parish Church,Stockton Road,Thirsk,North Yorkshire,,
	Will the development of the site affect non-designated heritage assets? [Q30]		He: No issues raised	
	Would development impact sites of archaeological importance? [Q31]	Not known at this stage.	not known at this stage	Not known at this stage
	Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? [Q32]		He: No issues raised	He: No issues
	Will development of the site affect the setting of an elevated conservation area? [Q33]		He: No issues raised	He: No issues
	Would development affect the setting of a Scheduled Ancient Monument? [Q34]		He: No issues raised	He: No issues

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Site Assessments

e	Site ID	ALT/T/129/007	ALT/T/137/005	ALT/T/137/006
	Sub Area	Thirsk	Thirsk	Thirsk
To provide a mix of housing types and tenures [SA11]	Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people? [Q35]	All sites that are put forward for residential development will be expected to meet policies on size type and tenure.	All sites that are put forward for residential development will be expected to meet policies on size type and tenure.	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? [Q36]	All sites that are put forward for residential development will be expected to meet policies on size type and tenure.	All sites that are put forward for residential development will be expected to meet policies on size type and tenure.	All sites that are put forward for residential development will be expected to meet policies on size type and tenure.
To reduce crime & the fear of crime [SA12]	Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour? [Q37]	All new development will be expected to adopt good design standards considering the principles of secure by design	All new development will be expected to adopt good design standards considering the principles of secure by design	All new development will be expected to adopt good design standards considering the principles of secure by design
Business Considerations [SA13 & SA14]	Is there scope to safeguard land for future expansion of a business? [Q38]			
	How many direct jobs will be created as a result of development? [Q39]			
	What type of jobs or apprenticeships will be created? [Q40]			
	Will the proposed development enable expansion of an existing site or business? [Q41]			
Highway Considerations	Is there potential for a suitable access to a highway? [Q42]	= g Access is available onto Sessay Garth, localised widening may be required. The developer would need to demonstrate a safe and suitable access can be achieved.	= Amber Access may be available on A61 Stockton Road should it be demonstrated there is sufficient frontage to enable an access of acceptable standards to be formed onto the public highway and visibility criteria can be met. To be considered with site ref ALT/T/137/006.	= g Access could be achieved on A61 Stockton Road. Developer to demonstrate a safe and suitable access can be achieved. Site to be considered in conjunction with Site ref ALT/T/137/005
	Will off site work be required and what will the impact be on viability? [Q43]	= AmberAccess is available onto Sessay Garth, localised widening may be required. The developer would need to demonstrate a safe and suitable access can be achieved.	= Amber Access may be available on A61 Stockton Road should it be demonstrated there is sufficient frontage to enable an access of acceptable standards to be formed onto the public highway and visibility criteria can be met. To be considered with site ref ALT/T/137/006	= g Access could be achieved on A61 Stockton Road. Developer to demonstrate a safe and suitable access can be achieved. Site to be considered in conjunction with Site ref ALT/T/137/005
	Is there sufficient capacity in the highway network to accommodate the development? [Q44]	highways to advise	Highways to advise	Highways to advise
	SITE SUMMARY	The site would form a logical location for development it relates well to the existing form of the settlement and access is achievable. Loss of the agricultural buildings would have an impact on the character of the area but this could be mitigated through careful consideration of the design and layout of the scheme and the Grade II listed Building should be retained. Preferred Site	Development of the site would result in the loss of some Grade 2 agricultural land. Access to this site may be able to be achieved but should be considered in relation to site ALT/T/137/006. The site is visible in views towards the settlement from the Public Right of Way. It is not prominent from Stockton Road. Whilst Development is generally of linear nature at this location development to the north departs from this linear nature. Careful consideration to the access, layout, scale, massing, density and design could mitigate against the impact ensuring that the resultant scheme respects the local form and character. Development of this site should be considered in conjunction with the development of site ALT/T/137/006 to ensure appropriate phasing and access arrangements. The proposed yield should be reduced. Preferred site .	The site is not prominent in views towards the settlement due to the existing tree coverage. The site relates reasonably well to the existing settlement and contains existing residential and agricultural buildings. Access can be achieved and there is minimum floodrisk. Careful consideration should be given to the design layout, scale, density, and massing of development in order to ensure that development is in keeping with the form and character of the settlement and consider retention and conversion of some of the existing buildings to reduce impact on character. Development of this site should be considered in conjunction with the development of site ALT/T/137/005 to ensure appropriate phasing and access arrangements. The proposed yield should be reduced. Preferred Site

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Sustainability Objective	Site ID	ALT/T/137/007	ALT/T/139/018
	Sub Area	Thirsk	Thirsk
	Parish	South Kilvington	Sowerby
	Address	Glebe Farm Site 3 Glebe Farm, South Kilvington	York Road Field OS SE4381NE York Road Roundabout, Thirsk
	Current Use	Agricultural	Arable
	Preferred Use	Housing	Housing
	Site Size (HA)	1.17 ha	2.17 ha
	Total Dwellings	25-30	Not known
To Protect and enhance bio-diversity and geo-diversity [SA1]	Would the development impact on nationally and internationally protected sites (SSSI,SINCs) in close proximity to the site? [Q1]	NE No issues	NE No issues. The site is within 500 metres of a site of importance for nature conservation.
	Does the site have any biodiversity issues? [Q2]	Awaiting Information - to be Completed	Awaiting Information - to be Completed
	Would the development impact on a local nature reserve?		
	Are there any TPO trees on the site? [Q4]	There are no TPO trees	There are no TPO trees on site
To Protect and enhance water and reduce water consumption [SA2]	Is the site within a source protection zone 1, 2 or 3? [Q5]		
To protect and improve air quality and reduce climate change To ensure all groups of the population have access to adequate facilities [SA3 & SA9]	Will the development promote low and zero carbon technologies and renewable sources? [Q6]	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.
	Is there links to footpaths and cycle routes? [Q7]	There is a PROW to the west of the site, beyond the neighbouring site. There is a footway to Stockton Road connecting the site to the village and to Thirsk, the site would only have direct connection to stockton road through ALT/T/137/006 and ALT/T/137/005	There is a PROW to the north of the site. There is a footway to the west of the site which connects the site to the centre of Thirsk though the pedestrian wouldd need to cross a busy road.
	Is there potential for new links to footpaths and cycle routes? [Q8]	There may be potential to provide an additional connection to the PROW from stockton road through the neighbouring proposed sites.	There are limited opportunities to create new links
	Is there access to superfast broadband service? [Q9]	There is access to superfast broadband	Superfast Broadband
	Does the site have good connectivity to the following services and facilities? [Q10]	Awaiting Information	Awaiting Information
To protect and enhance soils and the most efficient use land [SA4]	Will the development re-use brownfield land? [Q11]	This is a greenfield site	The site is greenfield
	Is the site potentially subject to contamination or other ground condition issues? [Q12]	The site does not indicate any historic contamination	The gis data does not indicate any historic contamination.
	Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13]	The site is Grade 2 agricultural Land	The site is Grade 3
	Is the development within or does it impact on a mineral safeguarding area? [Q14]	The site is within a minerals safeguarding area for Sand and Gravel	The site is within a minerals safeguarding area for Clay and Sand and Gravel. The site is also within 500m from site proposed for waste facility safeguarding (Todds)
To provide a good quality built environment. [SA5]	Is there scope to develop or improve green infrastructure through the development? [Q15]	The site is within the GI and could have a potential negative impact but may provide an opportunity through careful design and landscaping to improve the environment	The site is within the GI and could have a potential negative impact but may provide an opportunity through careful design and landscaping to improve the environment
	Is the site prominent in any significant views towards a settlement? [Q16]	The site would be visible from Stockton Road, Views into the site would be limited in places due to the existing hedgerow and tree coverage. The site would be prominent from the PROW to the rear of the site.	The site is prominent in views towards the settlement from York (A19/A170) and is visible from the A168.
	What is the impact on form and character of a settlement? [Q17]	Development at this scale would impact on the character and form of the settlement at this location.	The area is open in character. The Settlement Character study (2016) identifies this area as forming part of the area of high landscape and historic value and identifies historic strip fields. The site deos not relate well to the existing form and character of the settlement. Development at this location would have an impact on the character and form of the settlement.

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Site Assessments

e	Site ID	ALT/T/137/007	ALT/T/139/018
	Sub Area	Thirsk	Thirsk
	Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? [Q18]		The site is located next to a roundaout for the A168/A170/A19
	Is the proposed preferred use for the site appropriate to the land uses of the surrounding land (north, south, east, west)? [Q19]		busy road and industrial area
To reduce level of waste produced and ensure re-use [SA6]	Will the development contain individual / communal site facilities / infrastructure? [Q20]	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.
To ensure all development is resilient to climate change and reduce the risk of flooding [SA7]	Is part of the site or whole site in Flood Zone 2 [Q22]	Note that the flood risk in parts of the development footprint currently within FZ2 could potentially increase to FZ3 magnitudes in future due to climate change. The SFRA indicates that development could be permitted subject to Flood Risk Assessment.	Note that the flood risk in parts of the development footprint currently within FZ2 could potentially increase to FZ3 magnitudes in future due to climate change.
	Is part of the site or whole site in Flood Zone 3 [Q21]	The site is not within Flood Zone 3, a small part (less than 1%) of the site is within floodzone 2. The SFRA Note that the flood risk in parts of the development footprint currently within FZ2 could potentially increase to FZ3 magnitudes in future due to climate change. The SFRA indicates that development could be permitted subject to Flood Risk Assessment. Whilst the site is not presently within Flood zone 3, the SFRA indicates that this could change. The scoring of this site has been moved to amber in this case.	Note that the flood risk in parts of the development footprint currently within FZ2 could potentially increase to FZ3 magnitudes in future due to climate change. Whilst the site is not presently within Flood zone 3, the SFRA indicates that this could change. The scoring of this site has been moved to amber in this case.
	Does the site have a history of surface water flooding? [Q23]	No surface water issues are identified by the SFRA. The SFRA indicates that development could be permitted subject to Flood Risk Assessment.	A site specific flood risk assessment is required
	Will development increase the risk of flooding? [Q24]	The SFRA indicates that development could be permitted subject to Flood Risk Assessment.	The SFRA indicates that a site specific flood risk assessment is required.
	Can any increase in risk of flooding be mitigated? [Q25]	This will be dependent on the outcome of the site specific flood risk assessment.	subject to the findings of a site specific flood risk assessment
To maintain & enhance the character of AONB & National Park [SA8]	Does the site have a negative impact on the setting of the National Park or AONB? [Q26]	NE No Issues	Ne indicates no comments
To preserve and where enhance the historic environment and improve understanding of local cultural heritage [SA10]	Is the development in a Conservation Area? [Q27]	HE no issues	HE comments: This site lies lies less than 100 metres from the boundary of the Thirsk and Sowerby Conservation Area. The loss of this open area and its subsequent development could harm elements which contribute to the significance of the Conservation Area. See Comments (d)
	Would development affect the character and appearance of the Conservation Area? [Q28]	HE no issues	HE comments: This site lies lies less than 100 metres from the boundary of the Thirsk and Sowerby Conservation Area. The loss of this open area and its subsequent development could harm elements which contribute to the significance of the Conservation Area. See Comments (d)
	Would development affect the setting and/or significance of a Listed Building? [Q29]	HE no issues, It should be noted that the site is within the consultation zone of St Wilfrids Parish Church, Stockton Road, Thirsk, North Yorkshire,	HE no issues
	Will the development of the site affect non-designated heritage assets? [Q30]	HE no issues	
	Would development impact sites of archaeological importance? [Q31]	not known at this stage	There is archaeolgical potential, further investigation would be required
	Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? [Q32]	HE no issues	HE no issues
	Will development of the site affect the setting of an elevated conservation area? [Q33]	HE no issues	HE no issues
	Would development affect the setting of a Scheduled Ancient Monument? [Q34]	HE no issues	HE no issues

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Site Assessments

e	Site ID	ALT/T/137/007	ALT/T/139/018
	Sub Area	Thirsk	Thirsk
To provide a mix of housing types and tenures [SA11]	Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people? [Q35]	All sites that are put forward for residential development will be expected to meet policies on size type and tenure.	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? [Q36]	All sites that are put forward for residential development will be expected to meet policies on size type and tenure.	All sites that are put forward for residential development will be expected to meet policies on size type and tenure.
To reduce crime & the fear of crime [SA12]	Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour? [Q37]	All new development will be expected to adopt good design standards considering the principles of secure by design	All new development will be expected to adopt good design standards considering the principles of secure by design
Business Considerations [SA13 & SA14]	Is there scope to safeguard land for future expansion of a business? [Q38]		
	How many direct jobs will be created as a result of development? [Q39]		
	What type of jobs or apprenticeships will be created? [Q40]		
	Will the proposed development enable expansion of an existing site or business? [Q41]		
Highway Considerations	Is there potential for a suitable access to a highway? [Q42]	= Amber The site has no direct connection/frontage to a highway maintainable at the public expense. If considered with site ref ALT/T/137/006 access could be achieved onto A61 Stockton Road.	= Red There does not appear to be sufficient frontage onto A170 York Road to enable an access of acceptable standard to be formed onto the public highway, joint NYCC and Highways England site. Any access would be too close to the existing A19/A168 roundabout to form a safe access. Major junction alteration would be required. Developer would need to demonstrate that a safet and suitable access could be achieved.
	Will off site work be required and what will the impact be on viability? [Q43]	= Amber The site has no direct connection/frontage to a highway maintainable at the public expense. If considered with site ref ALT/T/137/006 access could be achieved onto A61 Stockton Road.	= Red There does not appear to be sufficient frontage onto A170 York Road to enable an access of acceptable standard to be formed onto the public highway, joint NYCC and Highways England site. Any access would be too close to the existing A19/A168 roundabout to form a safe access. Major junction alteration would be required. Developer would need to demonstrate that a safet and suitable access could be achieved.
	Is there sufficient capacity in the highway network to accommodate the development? [Q44]	highways to advise	highways to advise
	SITE SUMMARY	The development of the site would not relate well to the existing form and character of the settlement and would result in the loss of Grade 2 agricultural land. The site is prominent from the Public Right of Way. The site has no direct connection to a highway. Not a preferred site	This is a prominent location which does not relate well to the existing form and character of the settlement. Highways have indicated that there is not sufficient frontage to form an acceptable access. The site is within an sensitive area near to a Site of Importance for Nature Conservation. The loss of the area could harm elements which contribute to the significance of the conservation area. Not a preferred site

Appendix 3 - Full
Site Assessments

Sustainability Objective	Site ID	ALT/T/139/019E	ALT/T/139/020
	Sub Area	Thirsk	Thirsk
	Parish	Sowerby	Sowerby
	Address	York Road Field OS SE4381NE York Road Roundabout, Thirsk	OS Field 1587 Back Lane, Sowerby
	Current Use	Arable	
	Preferred Use	Employment	Housing
	Site Size (HA)	2.17 ha	0.36 ha
	Total Dwellings	Not known	
To Protect and enhance bio-diversity and geo-diversity [SA1]	Would the development impact on nationally and internationally protected sites (SSSI,SINCs) in close proximity to the site? [Q1]	NE Concern if general combustion processes >50MW energy input. The site is within 500 meters of a site of importance for nature conservation.	NE No comments The site is just over 500m from a site of importance for nature conservation
	Does the site have any biodiversity issues? [Q2]	Awaiting Information - to be Completed	Awaiting Information - to be Completed
	Would the development impact on a local nature reserve?		
	Are there any TPO trees on the site? [Q4]	There are no TPO Trees on site	There are no TPO trees on site
To Protect and enhance water and reduce water consumption [SA2]	Is the site within a source protection zone 1, 2 or 3? [Q5]		
To protect and improve air quality and reduce climate change To ensure all groups of the population have access to adequate facilities [SA3 & SA9]	Will the development promote low and zero carbon technologies and renewable sources? [Q6]	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.
	Is there links to footpaths and cycle routes? [Q7]	There is a PROW to the north of the site. There is a footway to the west of the site which connects the site to the centre of Thirsk though the pedestrian would need to cross a busy road.	There is a PROW along the western boundary of the site connecting to the wider PROW network. There is a footway on Back Lane on the opposite side of the road
	Is there potential for new links to footpaths and cycle routes? [Q8]	There are limited opportunities to create new links	There may be some scope to create an additional link from back lane to the PROW which runs along the eastern boundary.
	Is there access to superfast broadband service? [Q9]	Access to superfast broadband	There is access to superfast broadband
	Does the site have good connectivity to the following services and facilities? [Q10]	Awaiting Information	Awaiting Information
To protect and enhance soils and the most efficient use land [SA4]	Will the development re-use brownfield land? [Q11]	The site is a greenfield site	The site is greenfield
	Is the site potentially subject to contamination or other ground condition issues? [Q12]	The GIS data does not indicate any historic contamination.	The gis data does not indicate any historic contamination
	Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13]	The site is Grade 3	The site is Grade 3 agricultural land
	Is the development within or does it impact on a mineral safeguarding area? [Q14]	The site is within a minerals safeguarding area for Clay and Sand and Gravel. The site is also within 500m from site proposed for waste facility safeguarding (Todds)	The site is within a minerals safeguarding area for Sand and Gravel
To provide a good quality built environment. [SA5]	Is there scope to develop or improve green infrastructure through the development? [Q15]	The site is within the Green Infrastructure corridor and could have a potential negative impact but may provide an opportunity through careful design and landscaping to improve the environment	The site is within the Green Infrastructure corridor and could have a potential negative impact but may provide an opportunity through careful design and landscaping to improve the environment
	Is the site prominent in any significant views towards a settlement? [Q16]	The site is prominent in views towards the settlement from York (A19/A170) and is visible from the A168.	Development to the north and east of the site is visible in views towards the settlement when approaching on the A168, but sensitive design would reduce the impact of built development, given its proximity and relationship with the existing built form
	What is the impact on form and character of a settlement? [Q17]	The area is open in character and land forms part of the area of high landscape and historic value. It consists of historic strip fields. The site does not relate well to the existing form and character of the settlement. Development at this location would have an impact on the character and form of the settlement.	The eastern end of the site is adjacent to built development (development limits) and the north western side of the site is in close proximity to existing built development. The site is located within historic strip fields as identified in Settlement Character Study (2016) and adjoins the conservation area. Development in this location has the potential to impact upon the setting of the conservation area and has the potential to impact on the character and form of the settlement but careful design could mitigate against the potential impact. It should be noted that the site has also been put forward for greenspace designation.

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Site Assessments

e	Site ID	ALT/T/139/019E	ALT/T/139/020
	Sub Area	Thirsk	Thirsk
	Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? [Q18]	Employment is proposed. This would be nearer to residents of the neighbouring site and could cause additional nuisance to the existing residents.	
	Is the proposed preferred use for the site appropriate to the land uses of the surrounding land (north, south, east, west)? [Q19]		
To reduce level of waste produced and ensure re-use [SA6]	Will the development contain individual / communal site facilities / infrastructure? [Q20]	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.
To ensure all development is resilient to climate change and reduce the risk of flooding [SA7]	Is part of the site or whole site in Flood Zone 2 [Q22]	Note that the flood risk in parts of the development footprint currently within FZ2 could potentially increase to FZ3 magnitudes in future due to climate change.	Entirely in FZ1, with minimal or no risk from surface water flooding.
	Is part of the site or whole site in Flood Zone 3 [Q21]	Note that the flood risk in parts of the development footprint currently within FZ2 could potentially increase to FZ3 magnitudes in future due to climate change. Whilst the site is not presently within Flood zone 3, the SFRA indicates that this could change. The scoring of this site has been moved to amber in this case.	Entirely in FZ1, with minimal or no risk from surface water flooding.
	Does the site have a history of surface water flooding? [Q23]	A site specific flood risk assessment is required	Entirely in FZ1, with minimal or no risk from surface water flooding. SFRA indicates that development Should be permitted on flood risk grounds subject to consultation with LPA/LLFA
	Will development increase the risk of flooding? [Q24]	The SFRA indicates that a site specific flood risk assessment is required.	Entirely in FZ1, with minimal or no risk from surface water flooding. SFRA indicates that development Should be permitted on flood risk grounds subject to consultation with LPA/LLFA
	Can any increase in risk of flooding be mitigated? [Q25]	subject to the findings of a site specific flood risk assessment	
To maintain & enhance the character of AONB & National Park [SA8]	Does the site have a negative impact on the setting of the National Park or AONB? [Q26]	NE Comment within 7 KM of the North York Moors	Ne No comments
To preserve and where enhance the historic environment and improve understanding of local cultural heritage [SA10]	Is the development in a Conservation Area? [Q27]	This site lies lies less than 100 metres from the boundary of the Thirsk and Sowerby Conservation Area. The loss of this open area and its subsequent development could harm elements which contribute to the significance of the Conservation Area. See Comments (d)	This site lies adjoins the boundary of the Thirsk and Sowerby Conservation Area. The loss of this open area and its subsequent development could harm elements which contribute to the significance of the Conservation Area. See Comments (d)
	Would development affect the character and appearance of the Conservation Area? [Q28]	This site lies lies less than 100 metres from the boundary of the Thirsk and Sowerby Conservation Area. The loss of this open area and its subsequent development could harm elements which contribute to the significance of the Conservation Area. See Comments (d)	This site lies adjoins the boundary of the Thirsk and Sowerby Conservation Area. The loss of this open area and its subsequent development could harm elements which contribute to the significance of the Conservation Area. See Comments (d)
	Would development affect the setting and/or significance of a Listed Building? [Q29]	HE No Issues	HE no issues
	Will the development of the site affect non-designated heritage assets? [Q30]	HE No Issues	
	Would development impact sites of archaeological importance? [Q31]	There is archaeological potential, further investigation would be required	There may be archaeological potential, there are events points opposite the site. This may require further investigation.
	Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? [Q32]	HE No Issues	HE no issues
	Will development of the site affect the setting of an elevated conservation area? [Q33]	HE No Issues	HE no issues
	Would development affect the setting of a Scheduled Ancient Monument? [Q34]	HE No Issues	HE no issues

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Site Assessments

e	Site ID	ALT/T/139/019E	ALT/T/139/020
	Sub Area	Thirsk	Thirsk
To provide a mix of housing types and tenures [SA11]	Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people? [Q35]		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? [Q36]		All sites that are put forward for residential development will be expected to meet policies on size type and tenure.
To reduce crime & the fear of crime [SA12]	Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour? [Q37]	All new development will be expected to adopt good design standards considering the principles of secure by design	All new development will be expected to adopt good design standards considering the principles of secure by design
Business Considerations [SA13 & SA14]	Is there scope to safeguard land for future expansion of a business? [Q38]		
	How many direct jobs will be created as a result of development? [Q39]	The site is proposed for employment development the nature of the employment and number of jobs is unknown at this stage	
	What type of jobs or apprenticeships will be created? [Q40]	The site is proposed for employment development the nature of the employment and number of jobs is unknown at this stage	
	Will the proposed development enable expansion of an existing site or business? [Q41]	unknown	
Highway Considerations	Is there potential for a suitable access to a highway? [Q42]	= Red There does not appear to be sufficient frontage onto A170 York Road to enable an access of acceptable standard to be formed onto the public highway, joint NYCC and Highways England site. Any access would be too close to the existing A19/A168 roundabout to form a safe access. Major junction alteration would be required. Developer would need to demonstrate that a safet and suitable access could be achieved.	= g Access is acceptable onto Back Lane. Developer to demonstrate that a safe and suitable access can be achieved. Works will be required to widen Back Lane and improve footway links. Site to be considered in conjunction with T/139/001 and T/139/007.
	Will off site work be required and what will the impact be on viability? [Q43]	= Red There does not appear to be sufficient frontage onto A170 York Road to enable an access of acceptable standard to be formed onto the public highway, joint NYCC and Highways England site. Any access would be too close to the existing A19/A168 roundabout to form a safe access. Major junction alteration would be required. Developer would need to demonstrate that a safet and suitable access could be achieved.	= Amber Access is acceptable onto Back Lane. Developer to demonstrate that a safe and suitable access can be achieved. Works will be required to widen Back Lane and improve footway links. Site to be considered in conjunction with T/139/001 and T/139/007.
	Is there sufficient capacity in the highway network to accommodate the development? [Q44]	highways to advise	Highways to advsie
	SITE SUMMARY	This is a prominent location which does not relate well to the existing form and character of the settlement. Highways have indicated that there is not sufficient frontage to form an acceptable access. The site is within an sensitive area near to a Site of Importance for Nature Conservation. The loss of the area could harm elements which contribute to the significance of the conservation area. Not a preferred site	Development of this site would result in the loss of high quality agricultural land and remnant strip fields and could impact upon the setting of the Conservation Area. However, the small scale loss has to be balanced with the suitable location, careful consideration should be given to the layout, scale, massing and design to ensure that there is form and character of the settlement. The development of this site should be considered in conjunction with the neighbouring sites which have been considered previously. Preferred site.

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Site Assessments

Sustainability Objective	Site ID	ALT/T/139/021	ALT/T/139/025
	Sub Area	Thirsk	Thirsk
	Parish	Sowerby	Sowerby
	Address	Sowerby Gateway - Use of allocated Employment Land	Land On The South Side Of Saxty Way, Sowerby, North Yorkshire
	Current Use		
	Preferred Use	Mixed	Housing
	Site Size (HA)	18.1 ha	0.63 ha
	Total Dwellings	350	
To Protect and enhance bio-diversity and geo-diversity [SA1]	Would the development impact on nationally and internationally protected sites (SSSI,SINCs) in close proximity to the site? [Q1]	NE Comment: Concern if general combustion processes >50MW energy input. NE indicate that the site is within 10km of North York Moors.	Ne No comment
	Does the site have any biodiversity issues? [Q2]	Awaiting Information - to be Completed	Awaiting Information - to be Completed
	Would the development impact on a local nature reserve?		
	Are there any TPO trees on the site? [Q4]	There are not TPO trees within the site	There are no TPO trees at this site
To Protect and enhance water and reduce water consumption [SA2]	Is the site within a source protection zone 1, 2 or 3? [Q5]		
To protect and improve air quality and reduce climate change To ensure all groups of the population have access to adequate facilities [SA3 & SA9]	Will the development promote low and zero carbon technologies and renewable sources? [Q6]	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.
	Is there links to footpaths and cycle routes? [Q7]	There is a prow to the northern tip of the site which connects to the wider PROW network including to Thirsk Train Station. There are footways to Topcliffe Road which connect the site to the Thirsk town centre.	There is a footway to Saxty Way
	Is there potential for new links to footpaths and cycle routes? [Q8]	There is potential to create a link from Topcliffe Road to Station	due to the scale and location of the site there is little opportunity to create new links.
	Is there access to superfast broadband service? [Q9]	Superfast broadband is available	There is access to superfast broadband
	Does the site have good connectivity to the following services and facilities? [Q10]	Awaiting Information	Awaiting Information
To protect and enhance soils and the most efficient use land [SA4]	Will the development re-use brownfield land? [Q11]	The site is a greenfield site, the site has an allocation and permission for employment use.	the site is greenfield, it contains some residential gardens however residential gardens are excluded from the definition of previously developed land.
	Is the site potentially subject to contamination or other ground condition issues? [Q12]	The GIS layer does not indicate any historic contamination	The gis data does not indicate any historic contamination
	Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13]	Grade 2, it should be noted that the site has a planning permission for employment	Grade 3
	Is the development within or does it impact on a mineral safeguarding area? [Q14]	The site is within a minerals safeguarding area for Sand and Gravel	The site is within a minerals safeguarding area for sand and gravel
To provide a good quality built environment. [SA5]	Is there scope to develop or improve green infrastructure through the development? [Q15]	The site is within the Green Infrastructure corridor and could have a potential negative impact but may provide an opportunity through careful design and landscaping to improve the environment	The site is within the Green Infrastructure corridor and could have a potential negative impact but may provide an opportunity through careful design and landscaping to improve the environment
	Is the site prominent in any significant views towards a settlement? [Q16]	The site is prominent in views towards the settlement from Topcliffe Road and A168.	The site is not prominent in significant views towards the settlement. The site is set behind existing residential properties.
	What is the impact on form and character of a settlement? [Q17]	The principle at development at this location has been established through the extant permission for employment development at this site. The site is a large site and is prominent in the approach to Thirsk. Any development at the location will have an impact on the form and character careful consideration should be given to the design and layout.	The site is adjacent to existing residential development and so would fit well with exitsng built form. However Loss of this greenspace could impact on character of area. It should be noted that the site is identified as green space / infrastructure in the Settlement Character Study (2016).

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Site Assessments

e	Site ID	ALT/T/139/021	ALT/T/139/025
	Sub Area	Thirsk	Thirsk
	Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? [Q18]	The south western boundary of the site is alongside the railway, consideration to noise attenuation should residential properties be located along this boundary. There is an existing garage/workshop to the south eastern boundary of the site. Topcliffe airfield is located to the west of the site.	
	Is the proposed preferred use for the site appropriate to the land uses of the surrounding land (north, south, east, west)? [Q19]	Employment component would be appropriate next to the railway/garage/commercial uses. Residential uses may require consideration for noise attenuation	
To reduce level of waste produced and ensure re-use [SA6]	Will the development contain individual / communal site facilities / infrastructure? [Q20]	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.
To ensure all development is resilient to climate change and reduce the risk of flooding [SA7]	Is part of the site or whole site in Flood Zone 2 [Q22]	Entirely in FZ1, but site extent exceeds 1Ha. Development could be permitted subject to FRA	The site is entirely within FZ1
	Is part of the site or whole site in Flood Zone 3 [Q21]	Entirely in FZ1, but site extent exceeds 1Ha. Development could be permitted subject to FRA	The site is entirely within FZ1
	Does the site have a history of surface water flooding? [Q23]	The surface water flooding layers indicate some localised areas of surface water flooding. However the SFRA considers that the site Entirely in FZ1, it doesn't make comment on the Surface water flooding and concludes that the site extent exceeds 1Ha. Development could be permitted subject to FRA.	The surface water flooding maps indicate that the north western corner is 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. Development could be permitted subject to a site specific flood risk assessment.
	Will development increase the risk of flooding? [Q24]	A site specific flood risk assessment is required.	Strategic Flood Risk Assessment states the site is entirely in Flood Zone 1, but with significant risk from surface water flooding. Development could be permitted subject to a site specific flood risk assessment.
	Can any increase in risk of flooding be mitigated? [Q25]	dependent on the findings of a site specific FRA	Dependent on findings of a site specific flood risk assessment.
To maintain & enhance the character of AONB & National Park [SA8]	Does the site have a negative impact on the setting of the National Park or AONB? [Q26]	NE: no issues	NE No Comments
To preserve and where enhance the historic environment and improve understanding of local cultural heritage [SA10]	Is the development in a Conservation Area? [Q27]	HE no issues	HE no comments
	Would development affect the character and appearance of the Conservation Area? [Q28]	HE no issues	HE no comments
	Would development affect the setting and/or significance of a Listed Building? [Q29]	HE no issues	HE no comments
	Will the development of the site affect non-designated heritage assets? [Q30]		
	Would development impact sites of archaeological importance? [Q31]	There is archaeological potential	There is no data to suggest that the development of this site would affect any non-designated site of archaeological importance.
	Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? [Q32]	HE no issues	HE No comments
	Will development of the site affect the setting of an elevated conservation area? [Q33]	HE no issues	HE No comments
	Would development affect the setting of a Scheduled Ancient Monument? [Q34]	HE no issues	HE No comments

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Site Assessments

e	Site ID	ALT/T/139/021	ALT/T/139/025
	Sub Area	Thirsk	Thirsk
To provide a mix of housing types and tenures [SA11]	Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people? [Q35]	All sites that are put forward for residential development will be expected to meet policies on size type and tenure.	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? [Q36]	All sites that are put forward for residential development will be expected to meet policies on size type and tenure.	All sites that are put forward for residential development will be expected to meet policies on size type and tenure.
To reduce crime & the fear of crime [SA12]	Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour? [Q37]	All new development will be expected to adopt good design standards considering the principles of secure by design	All new development will be expected to adopt good design standards considering the principles of secure by design
Business Considerations [SA13 & SA14]	Is there scope to safeguard land for future expansion of a business? [Q38]	The site would still accommodate some economic growth but would represent a significant reduction in available land at this location	
	How many direct jobs will be created as a result of development? [Q39]	There would be an opportunity for job creation on the remaining 4 hectares of land however this would be a significant reduction of the level of jobs should the full allocation remain available for employment	
	What type of jobs or apprenticeships will be created? [Q40]	There would be an opportunity for job creation on the remaining 4 hectares of land however this would be a significant reduction of the level of jobs should the full allocation remain available for employment	
	Will the proposed development enable expansion of an existing site or business? [Q41]		
Highway Considerations	Is there potential for a suitable access to a highway? [Q42]	= Amber The site has no direct frontage to a highway maintainable at the public expense. NOTE appears to be part of site T/139/005 which has outline planning permission HDC comment - the site benefits from an extant permission a change of use is sought. This is likely to lead to a change in road layout as indicated within the masterplan that accompanied the application.	= g - Access is available onto Saxty Way. Works will be required to improve Saxty Way. The site should be considered alongside other sites in this location.(comments below relate to origional site reference t 139/002 - Acceptable onto Saxty Way. This site cannot be viewed in isolation. A comprehensive development brief for the area needs to be produced. This will enable cumulative impacts to be considered and for arrangements to secure funding for strategic infrastructure improvements to be developed. To reflect desire lines through the site to the nearest service centre/Village. This site is not affected by a registered public right of way.)
	Will off site work be required and what will the impact be on viability? [Q43]	= Amber The site has no direct frontage to a highway maintainable at the public expense. NOTE appears to be part of site T/139/005 which has outline planning permission	= amber - Access is available onto Saxty Way. Works will be required to improve Saxty Way. The site should be considered alongside other sites in this location. (comments below relate to origional site reference t 139/002 - Developer needs to be prepared to improve Saxty Way to develop site. Will require additional facilities/service provision as determined in a traffic assessment and/or travel plan.
	Is there sufficient capacity in the highway network to accommodate the development? [Q44]	Highways to advise	Highways to advise
	SITE SUMMARY	The site is part of a current allocation with an extant permission. It is proposed to significantly reduce the level of employment land at this location and increase the level of housing provision. The employment use is compatible proximity to the railway, existing commercial premises to the south and west of the site and subject to the design layout, massing and type of employment uses bounding the residential development can be compatible and the acceptability of these uses has already been established. Further evidence would be required to support the significant reduction of employment land at this location. Not a Preferred Site	The site relates well to the existing form and character of the settlement, however development of this site could lead to the loss of an important greenspace. Further whilst access can be achieved it may prove difficult to achieve an acceptable scheme within the confines of the reduced site boundary. There is a significant risk from surface water flooding. The site may only be capable of delivering a small amount of development not meeting the threshold for allocation. Not preferred.

Appendix 3 - Full
Site Assessments

Sustainability Objective	Site ID	ALT/T/152/013	ALT/T/152/019
	Sub Area	Thirsk	Thirsk
	Parish	Thirsk	Thirsk
	Address	Land Between Whitelass Beck (N) and Shire House Farm (S), Thirsk, North Yorkshire	Land North of Stoneybrough Lane, Thirsk, North Yorkshire
	Current Use		
	Preferred Use	Housing	Mixed
	Site Size (HA)	3.68 ha	26.0 ha
	Total Dwellings		Housing
To Protect and enhance bio-diversity and geo-diversity [SA1]	Would the development impact on nationally and internationally protected sites (SSSI,SINCs) in close proximity to the site? [Q1]	NE no comment	NE no comment
	Does the site have any biodiversity issues? [Q2]	Awaiting Information - to be Completed	Awaiting Information - to be Completed
	Would the development impact on a local nature reserve?		
	Are there any TPO trees on the site? [Q4]	There are no TPO Trees within the site	There are TPO trees ot the western boundary of the site.
To Protect and enhance water and reduce water consumption [SA2]	Is the site within a source protection zone 1, 2 or 3? [Q5]		
To protect and improve air quality and reduce climate change To ensure all groups of the population have access to adequate facilities [SA3 & SA9]	Will the development promote low and zero carbon technologies and renewable sources? [Q6]	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.
	Is there links to footpaths and cycle routes? [Q7]	PROW runs in close proximity to the western and northern boundary of the site. There are public footpaths on Shire road which is part of the existing housing estate which bounds the site. No cycle route evident	There is a PROW that runs through the site and connects to the wider PROW network.Bridleway runs along southern boundary.There is a narrow footway to the boundary of the site along Stockton Road and footway on the opposite side of Stockton Road
	Is there potential for new links to footpaths and cycle routes? [Q8]	There may be potential to link the wider footpath network with the PROW network	There may be some opportunity to create additional links
	Is there access to superfast broadband service? [Q9]	There is access to superfast broadband	There is access to superfast broadband
	Does the site have good connectivity to the following services and facilities? [Q10]	Awaiting Information	Awaiting Information
To protect and enhance soils and the most efficient use land [SA4]	Will the development re-use brownfield land? [Q11]	The site is greenfield	The site is greenfield
	Is the site potentially subject to contamination or other ground condition issues? [Q12]	The GIS information does not indicate any hisorical contamination	The Gis Data does not indicate any historic contamination
	Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13]	Majority is loss of grade 3b with small section as grade 2	Provisional Grade 3 argicultural land
	Is the development within or does it impact on a mineral safeguarding area? [Q14]	Site within a sand and gravel Mineral Safeguarding Area.	The site is within a minerals safeguarding area for sand and gravel. The submission area has potential, if developed, to result in sterilisation of sand and gravel resources. Any development proposals would need to take account of the requirements of Policy S01: Safeguarding mineral resources and Policy S02: Developments proposed within Mineral Safeguarding Areas.
To provide a good quality built environment. [SA5]	Is there scope to develop or improve green infrastructure through the development? [Q15]	The site is within the GI and could have a potential negative impact but may provide an opportunity through careful design and landscaping to improve the environment	The site is within the GI and could have a potential negative impact but may provide an opportunity through careful design and landscaping to improve the environment
	Is the site prominent in any significant views towards a settlement? [Q16]	The site is well screened by vegetation from the west and north and is screened by existing residential development from the east and south. The site is not prominent in any significant views towards a settlement.	site is prominent in significant views towards the settlement. Development will result in loss of open countryside which is currently prominent view on approach towards the settlement. Site is also prominent in views towards the settlement from A19.
	What is the impact on form and character of a settlement? [Q17]	The eastern boundary of the site is adjacent to the development limits / built development. However, the site has the potential to impact on the character and form of the settlement given that this is an area of open green space which is adjacent to the Cod Beck corridor and partly within the conservation area	This is a substantial proposals on the edge of the settlement. The existing tree coverage around Whitelass Beck provides a natural edge to the settlement. The proposed site goes beyond this natural boundary and would reduce the gap between Thirsk and the smaller settlement of South Kilvington. The proposed scale will have negative impact on form and character of settlement.

Appendix 3 - Full
Site Assessments

e	Site ID	ALT/T/152/013	ALT/T/152/019
	Sub Area	Thirsk	Thirsk
	Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? [Q18]		eastern edge of site is adjacent to A19 so traffic noise mitigation may need to be considered
	Is the proposed preferred use for the site appropriate to the land uses of the surrounding land (north, south, east, west)? [Q19]		eastern edge of site is adjacent to A19 so traffic noise mitigation may need to be considered
To reduce level of waste produced and ensure re-use [SA6]	Will the development contain individual / communal site facilities / infrastructure? [Q20]	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.
To ensure all development is resilient to climate change and reduce the risk of flooding [SA7]	Is part of the site or whole site in Flood Zone 2 [Q22]	A Significant proportion fot he Site is within FZ2SFRA 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 FZ2 may increase to FZ3 magnitudes in future due to climate change. The SFRA concludes that withdrawal of the site should be considered.	A significant proportion of the site is within floodzone 2. The Stategic Flood Risk Assessment states a small part of the site falls within Flood Zone 3a. Note that 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. It is recommended that the layout and design of the site is considered following a stage 2 strategic flood risk assessment or a site specific flood risk assessment.
	Is part of the site or whole site in Flood Zone 3 [Q21]	A Significant proportion of the site is within FZ3 and the Fucntional Floodplain. SFRA 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 FZ2 may increase to FZ3 magnitudes in future due to climate change. The SFRA concludes that withdrawal of the site should be considered.	Parts of the site along Whitelass beck are within Flood Zone 3. The Stategic Flood Risk Assessment states a small part of the site falls within Flood Zone 3a. Note that 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. It is recommended that the layout and design of the site is considered following a stage 2 strategic flood risk assessment or a site specific flood risk assessment.
	Does the site have a history of surface water flooding? [Q23]	A Significant proportion of the site is liable to surface water flooding	Parts of the site are liable to surface water flooding. These are predominantly around Whitelass Beck and the land drain, with some areas near Stoneybrough farm.
	Will development increase the risk of flooding? [Q24]	SFRA 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 FZ2 may increase to FZ3 magnitudes in future due to climate change. The SFRA concludes that withdrawal of the site should be considered.	Dependent on the findings of the site specific Flood risk assessment
	Can any increase in risk of flooding be mitigated? [Q25]	SFRA 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 FZ2 may increase to FZ3 magnitudes in future due to climate change. The SFRA concludes that withdrawal of the site should be considered.	Dependent on the findings of the site specific Flood risk assessment
To maintain & enhance the character of AONB & National Park [SA8]	Does the site have a negative impact on the setting of the National Park or AONB? [Q26]	Ne No comments	NE No issues
To preserve and where enhance the historic environment and improve understanding of local cultural heritage [SA10]	Is the development in a Conservation Area? [Q27]	This site adjoins and, in part, lies within the boundary of the Thirsk and Sewerby Conservation Area. The loss of this open area and its subsequent development could harm elements which contribute to the significance of the Conservation Area. See Comments (d)	HE No issues
	Would development affect the character and appearance of the Conservation Area? [Q28]	This site adjoins and, in part, lies within the boundary of the Thirsk and Sewerby Conservation Area. The loss of this open area and its subsequent development could harm elements which contribute to the significance of the Conservation Area. See Comments (d)	HE No issues
	Would development affect the setting and/or significance of a Listed Building? [Q29]	HE make no comments The most southerly tip of the site is within the consultation zone of St Marys Church	HE No issues
	Will the development of the site affect non-designated heritage assets? [Q30]	CO: The site lies to the east of The Holmes which contains the sluice gate to the mill race. Any development would need to consider the impact on NDHAs.	
	Would development impact sites of archaeological importance? [Q31]	The site is within close proximity of Thirsk's historic town centre and numerous events have been recorded close by. This site may have archaeological potential.	A small number of archaeological events have been found within or within close proximity of the site which may suggest archaeological potential.
	Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? [Q32]		HE No issues
	Will development of the site affect the setting of an elevated conservation area? [Q33]		HE No issues
	Would development affect the setting of a Scheduled Ancient Monument? [Q34]	This site lies 160 metres from the moated site 100m east of St Mary Magdalene's Church. This is a Scheduled Monument. Development of this area could affect the setting of this Monument See Comments (g)	HE No issues

Appendix 3 - Full
Site Assessments

e	Site ID	ALT/T/152/013	ALT/T/152/019
	Sub Area	Thirsk	Thirsk
To provide a mix of housing types and tenures [SA11]	Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people? [Q35]	All sites that are put forward for residential development will be expected to meet policies on size type and tenure.	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? [Q36]	All sites that are put forward for residential development will be expected to meet policies on size type and tenure.	All sites that are put forward for residential development will be expected to meet policies on size type and tenure.
To reduce crime & the fear of crime [SA12]	Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour? [Q37]	All new development will be expected to adopt good design standards considering the principles of secure by design	All new development will be expected to adopt good design standards considering the principles of secure by design
Business Considerations [SA13 & SA14]	Is there scope to safeguard land for future expansion of a business? [Q38]		
	How many direct jobs will be created as a result of development? [Q39]		
	What type of jobs or apprenticeships will be created? [Q40]		
	Will the proposed development enable expansion of an existing site or business? [Q41]		
Highway Considerations	Is there potential for a suitable access to a highway? [Q42]	= g -Access could be achieved onto Shire Road, further investigation required to establish whether this would result in a ransom strip being created. Works will be required to improve the existing major road and extend existing footway and street lighting to serve the site.	= g -Access is available on A61 Stockton Road, developer is demonstrate a safe and suitable access can be achieved. Minor works may be required to extend existing footway and street lighting. PROW runs through the site, this must be kept clear of any obstruction until such time as an alterate route has been provided and confirmed by order. This site cannot be viewed in isolation and a comprehensive development brief for the area needs to be produced. This will enable cumulative impacts to be considered and for arrangements to secure funding for strategic infrastructure improvements to be developed.
	Will off site work be required and what will the impact be on viability? [Q43]	= amber - Access could be achieved onto Shire Road, further investigation required to establish whether this would result in a ransom strip being created. Works will be required to improve the existing major road and exten existing footway and street lighting to serve the site.site T/152/004 until new coments are available)	= amber -Access is available on A61 Stockton Road, developer is demonstrate a safe and suitable access can be achieved. Minor works may be required to extend existing footway and street lighting. PROW runs through the site, this must be kept clear of any obstruction until such time as an alterate route has been provided and confirmed by order. This site cannot be viewed in isolation and a comprehensive development brief for the area needs to be produced. This will enable cumulative impacts to be considered and for arrangements to secure funding for strategic infrastructure improvements to be developed.
	Is there sufficient capacity in the highway network to accommodate the development? [Q44]	highways to advise	highways to advise
	SITE SUMMARY	Please note: The site is being re-consulted as a result of a clarification regarding land ownership. The site is reasonably well connected and highways have indicated that access to the site could be gained via Shire Road. The development of the whole site would not relate well to the character of the settlement and would be inappropriate, a large part of the site is susceptible to surface water flooding and the majority of the site is within Flood Zones 2 and 3. The Strategic Flood Risk Assessment states that withdrawal of the site should be considered. The eastern part relates reasonably well to the existing form of the settlement. As indicated above a site specific flood risk assessment would be required to demonstrate that development could be delivered on this site and would not increase the risk of flooding elsewhere. Not a Preferred Site.	Development of the whole site for predominantly residential use with the potential for some mixed use would not be appropriate and would further erode an important gap between South Kilvington and Thirsk. A significant proportion of the site is identified as being within Flood Zone 2 and part of the site around Whitelass Beck are within Flood Zone 3. The southern part of the site within Flood Zone 1 would be more appropriate for residential purposes, the site has a natural boundary which would serve to limit the impact on the character and form of the settlement. The proposed landscaping to the boundary with the A19 would serve to limit the prominence and potential noise from the A19. A reduced site, to the extent identified in the previous Local Plan preferred options consultation could deliver around 112 dwellings. Part Preferred Site.

Appendix 3 - Full
Site Assessments

Sustainability Objective	Site ID	ALT/T/152/020
	Sub Area	Thirsk
	Parish	Thirsk
	Address	Land Adjacent to Cod Beck, North of Whilelass Bridge, Stockton Rd, Thirsk, North Yorkshire
	Current Use	
	Preferred Use	Mixed
	Site Size (HA)	8.49 ha
	Total Dwellings	Housing unknown
To Protect and enhance bio-diversity and geo-diversity [SA1]	Would the development impact on nationally and internationally protected sites (SSSI,SINCs) in close proximity to the site? [Q1]	NE No issues
	Does the site have any biodiversity issues? [Q2]	Awaiting Information - to be Completed
	Would the development impact on a local nature reserve?	
	Are there any TPO trees on the site? [Q4]	There are no TPO trees on site
To Protect and enhance water and reduce water consumption [SA2]	Is the site within a source protection zone 1, 2 or 3? [Q5]	
To protect and improve air quality and reduce climate change To ensure all groups of the population have access to adequate facilities [SA3 & SA9]	Will the development promote low and zero carbon technologies and renewable sources? [Q6]	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.
	Is there links to footpaths and cycle routes? [Q7]	Pavements on both sides of highway to which site fronts onto. PROW runs through site north to south and east to west, connecting to the wider PROW network.
	Is there potential for new links to footpaths and cycle routes? [Q8]	There is already connectivity through the site.
	Is there access to superfast broadband service? [Q9]	There is access to superfast broadband
	Does the site have good connectivity to the following services and facilities? [Q10]	Awaiting Information
To protect and enhance soils and the most efficient use land [SA4]	Will the development re-use brownfield land? [Q11]	The site is green field
	Is the site potentially subject to contamination or other ground condition issues? [Q12]	The Gis information does not indicate any historic contamination
	Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13]	Provisional Grade 2
	Is the development within or does it impact on a mineral safeguarding area? [Q14]	The site is within a minerals safeguarding area for sand and gravel
To provide a good quality built environment. [SA5]	Is there scope to develop or improve green infrastructure through the development? [Q15]	The site is within the GI and could have a potential negative impact but may provide an opportunity through careful design and landscaping to improve the environment
	Is the site prominent in any significant views towards a settlement? [Q16]	site is prominent in significant views towards the settlement. Development will result in loss of open countryside which is currently prominent view on approach towards the settlelment.
	What is the impact on form and character of a settlement? [Q17]	Site is disconnected from the settlement. Whitlass Beck provides both a natural and physical boundary to the settlement at present. Only part of the site is proposed to accommodate development this part closest to the boundary with stockton road. It will still be prominent on the approach to the settlement from Stockton Road, and the PROW and impact on the gap between the sttlement of thirsk and South Kilvington. Therefore it is considered to have a negative impact on form and character of settlement.

Appendix 3 - Full
Site Assessments

e	Site ID	ALT/T/152/020
	Sub Area	Thirsk
	Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? [Q18]	
	Is the proposed preferred use for the site appropriate to the land uses of the surrounding land (north, south, east, west)? [Q19]	
To reduce level of waste produced and ensure re-use [SA6]	Will the development contain individual / communal site facilities / infrastructure? [Q20]	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.
To ensure all development is resilient to climate change and reduce the risk of flooding [SA7]	Is part of the site or whole site in Flood Zone 2 [Q22]	The western and southern part of the site lies within floodzone 2. Strategic Flood Risk Assessment states 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. Consideration should be given to withdrawal of the site.
	Is part of the site or whole site in Flood Zone 3 [Q21]	Part of the site is within floodzone 3. The Western half of the site is within the functional floodplain, this is proposed to form greenspace a watercompatible use. Strategic Flood Risk Assessment states 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. Consideration should be given to withdrawal of the site.
	Does the site have a history of surface water flooding? [Q23]	There are very small sections of the site liable to surface water flooding. A site specific flood risk assessment will be required. Strategic Flood Risk Assessment states 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. Consideration should be given to withdrawal of the site.
	Will development increase the risk of flooding? [Q24]	Await findings Site Specific Flood Risk Assessment
	Can any increase in risk of flooding be mitigated? [Q25]	Await findings d Site Specific Flood Risk Assessment
To maintain & enhance the character of AONB & National Park [SA8]	Does the site have a negative impact on the setting of the National Park or AONB? [Q26]	NE no issues
To preserve and where enhance the historic environment and improve understanding of local cultural heritage [SA10]	Is the development in a Conservation Area? [Q27]	HE no issues
	Would development affect the character and appearance of the Conservation Area? [Q28]	HE no issues
	Would development affect the setting and/or significance of a Listed Building? [Q29]	Spa House 95 metres to the north-west of this area is a Grade II Listed Building. The loss of this open area and its subsequent development could affect elements which contribute to the significance of this building. See Comments (b)
	Will the development of the site affect non-designated heritage assets? [Q30]	
	Would development impact sites of archaeological importance? [Q31]	A small number of archaeological events have been found within or within close proximity of the site which may suggest archaeological potential.
	Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? [Q32]	HE no issues
	Will development of the site affect the setting of an elevated conservation area? [Q33]	HE no issues
	Would development affect the setting of a Scheduled Ancient Monument? [Q34]	HE no issues

Appendix 3 - Full
Site Assessments

e	Site ID	ALT/T/152/020
	Sub Area	Thirsk
To provide a mix of housing types and tenures [SA11]	Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people? [Q35]	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? [Q36]	All sites that are put forward for residential development will be expected to meet policies on size type and tenure.
To reduce crime & the fear of crime [SA12]	Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour? [Q37]	All new development will be expected to adopt good design standards considering the principles of secure by design
Business Considerations [SA13 & SA14]	Is there scope to safeguard land for future expansion of a business? [Q38]	
	How many direct jobs will be created as a result of development? [Q39]	
	What type of jobs or apprenticeships will be created? [Q40]	
	Will the proposed development enable expansion of an existing site or business? [Q41]	
Highway Considerations	Is there potential for a suitable access to a highway? [Q42]	= g Access is available on A61 Stockton Road, developer is demonstrate a safe and suitable access can be achieved. Minor works may be required to extend existing footway and street lighting. PROW runs through the site, this must be kept clear of any obstruction until such time as an alterate route has been provided and confirmed by order. This site cannot be viewed in isolation and a comprehensive development brief for the area needs to be produced. This will enable cumulative impacts to be considered and for arrangements to secure funding for strategic infrastructure improvements to be developed.
	Will off site work be required and what will the impact be on viability? [Q43]	= Amber Access is available on A61 Stockton Road, developer is demonstrate a safe and suitable access can be achieved. Minor works may be required to extend existing footway and street lighting. PROW runs through the site, this must be kept clear of any obstruction until such time as an alterate route has been provided and confirmed by order. This site cannot be viewed in isolation and a comprehensive development brief for the area needs to be produced. This will enable cumulative impacts to be considered and for arrangements to secure funding for strategic infrastructure improvements to be developed.
	Is there sufficient capacity in the highway network to accommodate the development? [Q44]	highways to advise
	SITE SUMMARY	he prominent site is detached from the settlement and has a poor relationship with the existing built form. It would further erode the important gap between Thirsk and Northallerton. The eastern part of the site is proposed for development with options for retail, hotel, visitor services, and housing. The Strategic Flood Risk Assessment indicates that the flood risk may increase and consideration should be given to the withdrawal of the site. Not a preferred site.