	Site ID	ALT/B/004/022	ALT/B/004/023/E	ALT/B/004/024
ive	Sub Area	Bedale Aickou	Bedale Aickou	Bedale Aickon
Sustainability Objective	Parish	Aiskew	Aiskew	Aiskew
bility	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
tainat	Current Use	Agriculture	Grass Paddock	Residential Garden
Sust	Preferred Use	Housing	Employment	Housing
	Site Size (HA) Total Dwellings	1.18 ha 30	1.7 ha	0.34 ha 10
	Would the development		NE: no issues	NE: no issues
	impact on nationally and internationally protected sites (SSSI,SINCs) in close proximity to the site? [Q1]			
Protect and enhance io-diversity and geo-		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]		no issues	no issues
o Protect and enhance ater and reduce water consumption [SA2]	Is the site within a source protection zone 1, 2 or 3? [Q5]			
	promote low and zero	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 vertices and standards.
	Is there links to footpaths and cycle routes?	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 whic site fronts onto. There is a Public Right of Way in fai close proximity to site. National cycle route in fairly close proximity could be accessed.
o ensure all groups of	Is there potential for new links to footpaths and cycle routes?	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	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	There is a pavement on opposte side of road to whic site fronts onto. There is a Public Right of Way in factors proximity to site. National cycle route in fairly
the population have access to adequate facilities [SA3 & SA9]	[Q8]	fairly close proximity. Public Right of Way on opposite side of road which is in close proximity but pedestrian safety issues to consider.	to pavements would need to be via existing 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.	close proximity could be accessed.
	Is there access to superfast broadband service?	yes	yes	yes
	Does the site have good connectivity to the following services and facilities? [Q10]	Awaiting Information	Awaiting Information	Awaiting Information
	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
soils and the most	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
	Is there scope to develop or improve	The site is adjacent to the GI and could have a potential negative impact but may provide an opportunity through		
	green infrastructure through the development? [Q15] Is the site prominent in	careful design and landscaping to improve the environment The site would be prominent when approaching Aiskew	careful design and landscaping to improve the environment The site is not prominent in significant views towards a	
	any significant views towards a settlement? [Q16]	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.	settlement.	settlement. The site is adjacent to the built form of settlement, so there are existing views of residentia development along Bedale road.
	What is the impact on form and character of a settlement?	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	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.	character of the settlement. It would be adjacent to
quality built		settlement.		planning permission at wilberts raim.

	Site ID	ALT/B/004/022	ALT/B/004/023/E	ALT/B/004/024
á	Sub Area Is the development in	Bedale no issues	Bedale The western corner of the site is adjacent to existing	Bedale Site bounds Wensleydale railway line. Possible incre
	an area where noise, dust light or smell is			in intensity of use of railway in future may present n issues which may need to be considered as part of
	likely to cause nuisance to new or existing		to be factored in to design & layout of any extended premises to avoid impacting on amenity.	design. Site fronts on to Bedale road so may need to consider noise mitigation such as setting properties
	residents? [Q18]			from road.
	Is the proposed preferred use for the	no issues	The western corner of the site is adjacent to existing residential dwellings at Ashlands Drive and Lowlands	Site bounds Wensleydale railway line. Possible incre in intensity of use of railway in future may present n
	site appropriate to the land uses of the			issues which may need to be considered as part of design. Site fronts on to Bedale road so may need to
	surrounding land (north, south, east,		premises to avoid impacting on amenity.	consider noise mitigation such as setting properties from road.
	west)? [Q19]			
	Will the development	All new development will be expected to provide	All new development will be expected to provide	All new development will be expected to provide
duced and ensure re-	contain individual / communal site facilities /	sufficient facilities for waste, the exact type and nature are not known at present.	sufficient facilities for waste, the exact type and nature are not known at present	sufficient facilities for waste, the exact type and natu are not known at present.
	infrastructure? [Q20]			
	Is part of the site or whole site in Flood Zone		Strategic Flood Risk Assessment states site is entirely in Flood Zone1	Strategic Flood Risk Assessment states site is entire Flood Zone 1
	2 [Q22]			
	Is part of the site or whole site in Flood Zone		Strategic Flood Risk Assessment states site is entirely in Flood Zone1	Strategic Flood Risk Assessment states site is entire Flood Zone 1
	3 [Q21]	Tioda Zone i	Tioda Zone i	Tiood Zone T
	[421]			
	Does the site have a	Marginal areas along parts of site boundary susceptible	Central area of site is susceptible to surface water	Marginal area susceptible to surface water flooding
	history of surface water	to surface water flooding. Strategic Flood Risk Assessment states as the site extent exceeds 1ha, Flood	flooding. Strategic Flood Risk Assessment states site is	eastern boundary of site. Strategic Flood Risk Assessment states minimal or no risk from surface v
		Risk Assessment would be required.	1ha, Flood Risk Assessment would be required.	flooding.
educe the risk of flooding				
[SA7]				
			Strategic Flood Risk Assessment states site is entirely in	
	flooding?	Flood Zone1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required.	Flood Zone1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required.	Flood Zone 1, with minimal or no risk from surface of flooding. The Strategic Flood Risk Assessment
	[Q24]			recommends that the development may be permitte flood risk grounds. Further investigation may be red by the developer and the council should be consulte
				to whether a Flood Risk Assessment may be require
		Flood Risk Assessment required and this will determine		Flood Risk Assessment may be required and this wil
	mitigated?	the nature and scope of any mitigation.	the nature and scope of any mitigation.	determine the nature and scope of any mitigation.
	[Q25]			
	Does the site have a	NE: no issues	NE: no issues	NE: no issues
character of AONB &	negative impact on the setting of the National			
	Park or AONB? [Q26]			
	Is the development in a Conservation Area?	HE do not identify any issues	HE do not identify any issues	HE do not identify any issues
	[Q27]			
	Would development affect the character and	HE do not identify any issues	HE do not identify any issues	HE do not identify any issues
	appearance of the Conservation Area?			
	[Q28] Would development	HE do not identify any issues	HE do not identify any issues	HE do not identify any issues
	affect the setting and/or significance of a	The do not identify diffy issues	The do not learning any issues	The do not rectally dry issues
	Listed Building? [Q29]			
	Will the development of the site affect non-	no issues	no issues	no issues
	designated heritage assets?			
	[Q30]			
	Would development impact sites of	There may be some archaeological potential. Further details required.	not known	not known
hance the historic	archaeological importance?			
nvironment and rove understanding	[Q31]			
cal cultural heritage [SA10]				
	the site affect a	HE do not identify any issues	HE do not identify any issues	HE do not identify any issues
	Registered Historic Park and Garden or			
	Registered Battlefield? [Q32]			
	Will development of the	no issues	no issues	no issues
	site affect the setting of an elevated			
	conservation area? [Q33]			
	Would development affect the setting of a	HE do not identify any issues	HE do not identify any issues	HE do not identify any issues
	Scheduled Ancient Monument?			
	[Q34]			
	[U34]			

	Site ID	ALT/B/004/022	ALT/B/004/023/E	ALT/B/004/024
ā	Sub Area Will the development	Bedale All sites that are put forward for residential development	Bedale ampleyment site	Bedale All sites that are put forward for residential developme
To provide a mix of housing types and	with the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people? [Q35]	will be expected to meet policies on size type and tenure.		will be expected to meet policies on size type and tenu
[SK11]	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 t meet policies on affordable housing
fear of crime & the	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 design
	Is there scope to safequard land for	proposal for residential development	proposal to extend existing employment premises	proposal for residential use
	future expansion of a business?			
usiness Considerations	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
[SA13 & SA14]	What type of jobs or apprenticeships will be created?	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
	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. 	site refs B004/011 and ALT/B/004/022 proposed
ghway Considerations	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 achieveable, 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 (8/004/011) 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 settlement. The site would fit well with the existing for and character of the settlement. Access onto A684 cores actived. 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.

	Site ID	ALT/B/004/025	ALT/B/004/030	ALT/B/004/031/E
, e	Sub Area	Bedale	Bedale	Bedale
Sustainability Objective	Parish	Aiskew	Aiskew Land East of Back Lane, North of Wilbert Farms, Bedale, North Yorkshire	Aiskew Land South of Roughley Corner Farm, North of Relief Road, Aiskew, Bedale, No
ity Ol	Address	Land to east of Willow Gardens Leeming Bar		Yorkshire
inabil	Current Use	Vacant development land		
ustai	Preferred Use	Housing	Housing	Employment
0 1	Site Size (HA)	0.28 ha	5.43ha	0.52 HA
	Total Dwellings Would the development	NE: no issues	135 NE: no issues	NE: no issues
	impact on nationally and internationally			
	protected sites (SSSI,SINCs) in close			
	proximity to the site? [Q1]			
Protect and enhance io-diversity and geo-	Does the site have any biodiversity issues?	Awaiting Information - to be Completed	Awaiting Information - to be Completed	Awaiting Information - to be Completed
diversity [SA1]	[Q2]			
	Would the development impact on a local nature	no issues	no issues	no issues
	reserve? Are there any TPO trees	no issues	no issues	no issues
	on the site? [Q4]			
Protect and enhance	Is the site within a source protection zone			
ater and reduce water consumption	1, 2 or 3? [Q5]			
[SA2]				
	promote low and zero		All residential development should address energy efficiency and sustainable building practices in line with	All residential development should address energy efficiency sustainable building practices in line with relevant national
	renewable sources?	relevant national standards	relevant national standards.	standards
	[Q6]	There are necessaria in evicting Willow Condens which	Bridlever ame along weeters boundary along Condbill	National cycle vorte wine clara Dayabley Bank and Leases D
	Is there links to footpaths and cycle routes?	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 R which is in proximity to site. No Public Right of Way in vicinity. There are no pavements
	[Q7]	The rabile right of way in close proximity.		highway to which site fronts on to.
protect and improve				
ir quality and reduce climate change	Is there potential for	There are pavements in existing Willow Gardens which	Direct link to bridleway. Site is adjacent to site which	National cycle route runs along Roughley Bank and Leases F
o ensure all groups of the population have	new links to footpaths and cycle routes?	site would be an extension of. No cycle route links evident. No Public Right of Way in close proximity.	has outline planning permission for housing development (15/01240/OUT) so may be potential to create links into	which is in proximity to site. No Public Right of Way in vicinity. There are no pavements
access to adequate facilities	[Q8]		pavements and cycle links via this new development, depending on approval of plans. Highways to advise	highway to which site fronts on to. Potential to create new pavements to link to pavements on Leases road. Highways
[SA3 & SA9]				advise
	Is there access to	yes	yes	yes
	superfast broadband service?			
	IQ91 Does the site have good			
	connectivity to the following services and	Awaiting Information	Awaiting Information	Awaiting Information
	facilities? [Q10]			
	Will the development re-	greenfield	loss of greenfield site	loss of greenfield site
	use brownfield land? [Q11]			
		no issues	no issues	no issues
	subject to contamination or other			
	ground condition issues?			
		loss of grade 2	Loss of grade 3b	Loss of grade 2 agricultural land
	best and most versatile agricultural land (Grade			
	1,2 or 3a)? [Q13]			
protect and enhance		Sand and Gravel and Clay	sand and gravel	Sand and Gravel and Brick and Clay Mineral Safeguarding Ar
soils and the most efficent use land	within or does it impact on a mineral			
[SA4]	safeguarding area? [Q14]			
	Is there scope to	The site is within the GI and could have a potential	The site is adjacent to the GI and could have a potential	The site is adjacent to the GI and could have a potential neg
	develop or improve green infrastructure	negative impact but may provide an opportunity through careful design and landscaping to improve the	negative impact but may provide an opportunity through careful design and landscaping to improve the	impact but may provide an opportunity through careful designed and landscaping to improve the environment
	through the development?	environment	environment	
	[Q15] Is the site prominent in		The site is not prominent in significant views towards the	
	any significant views towards a settlement?	settlement	settlement. The site is set back from the main highway. It fronts onto Back Lane but this is not a main through	settlement.
	[Q16]		road. The site is not highly visible from A1 / A6055	
	What is the impact on	The site relates well to the existing built form and	While the site is adjacent to site which has outline	
	form and character of a settlement?	The site relates well to the existing built form and character (adjacent to existing housing at Lowlands Drive and Ashlands Drive).	planning permission for housing development (15/01240/OUT) and while part of the site adjoins a site	Options document. If this adjacent site goes ahead as an allocation, then the site would relate well to built form and
	form and character of a	character (adjacent to existing housing at Lowlands	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	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 conjunctio
To provide a good quality built	form and character of a settlement?	character (adjacent to existing housing at Lowlands	planning permission for housing development (15/01240/OUT) and while part of the site adjoins a site which is currently preferred in Preferred Options	allocation, then the site would relate well to built form and character. This site will need to be considered in conjunction
	form and character of a settlement?	character (adjacent to existing housing at Lowlands	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	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 conjunctio
quality built environment.	form and character of a settlement?	character (adjacent to existing housing at Lowlands	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	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

	Site ID	ALT/B/004/025	ALT/B/004/030	ALT/B/004/031/E
ā	Sub Area Is the development in	Bedale no apparent issues	Bedale no issues	Bedale Proposed use is employment. No apparent issues.
	an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? [Q18]		ilo issues	Proposed use is етіріоутені. по аррагені 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.
o reduce level of waste roduced and ensure reuse	contain individual / communal site facilities / infrastructure? [Q20]	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 a present.
	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.	Strategic Flood Risk Assessment states site is entirely in Flood Zone 1, with minimal or no risk from surface water flooding. T 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 counc should be consulted as to whether a Flood Risk Assessment m 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 and as the site extent exceeds 1ha, Flood Risk Assessment would be required.	Strategic Flood Risk Assessment states site is entirely in Floo Zone 1, with minimal or no risk from surface water flooding. 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 count should be consulted as to whether a Flood Risk Assessment in be required.
To ensure all	history of surface water	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 floodir Strategic Flood Risk Assessment states site is entirely in Floo Zone 1, with minimal or no risk from surface water flooding.
	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.	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. Furthe investigation may be required by the developer and the counshould be consulted as to whether a Flood Risk Assessment not be required.
		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.
o maintain & enhance se character of AONB & National Park	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
	Is the development in a Conservation Area? [Q27]	HE do not identify any issues	HE: no issues	HE: no issues
	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 HE: no issues	HE: no issues
	affect the setting and/or significance of a Listed Building? [Q29]		HE. Ho Issues	TIL. 110 ISSUES
	Will the development of the site affect non- designated heritage assets? [Q30]	no issues	no issues	no issues
o preserve and where enhance the historic	Would development impact sites of archaeological importance?	not known	potential for achaelogical 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
	Would development affect the setting of a Scheduled Ancient Monument? [Q34]	HE do not identify any issues	HE: no issues	HE: no issues

	Site ID	ALT/B/004/025	ALT/B/004/030	ALT/B/004/031/E
ē	Sub Area	Bedale	Bedale	Bedale
To provide a mix of housing types and	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.	proposed for employment use
tenures [SA11]	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	meet policies on affordable housing .	proposed for employment use
o reduce crime & the fear of crime [SA12]	the principles of secure	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
	Is there scope to safeguard land for future expansion of a business?	proposal for residential use	proposal for residential development	proposal for employment use, potentially
isiness Considerations	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
[SA13 & SA14]	What type of jobs or apprenticeships will be created? [O40]	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
	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, developedemonstrate that a safe and suitable access can be achieved Accessibility links are poor.
hway Considerations	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.	permission for housing development at Wilbert's Farm (15/01240/0UT) 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	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 an allocation, then the site would relate well to built form an character. This site will need to be considered in conjunction with decisions on B/004/021/E. Preferred Site.

Updated : 28/3/2017

	Site ID	ALT/B/004/033/E	ALT/B/011/025
tive	Sub Area Parish	Bedale Aiskew	Bedale Bedale
Sustainability Objective	Address	Leeming Bar Employment Site	Masham Road, Bedale Masham Road, Bedale, North Yorks, DL8 2SD - SE2687/Parcel ID 2147 / CPH Nu for the land parcel 48/124/0016
tainat	Current Use		Grazing
Sust	Preferred Use Site Size (HA)	Employment 31.2 HA	Housing 1.38 HA
	Total Dwellings		40+
	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
Protect and enhance io-diversity and geo- diversity	Does the site have any biodiversity issues?	Awaiting Information - to be Completed	Awaiting Information - to be Completed
[SA1]	Would the development impact on a local nature reserve?	There are no TPO trees within the site	no issues
	[Q4]		
o Protect and enhance ater and reduce water consumption [SA2]	Is the site within a source protection zone 1, 2 or 3? [Q5]		
	Will the development promote low and zero carbon technologies and renewable sources?		All residential development should address energy efficiency and sustainab 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 schewith 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.
o protect and improve ir quality and reduce climate change o ensure all groups of the population have access to adequate	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 schwith 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.
facilities [SA3 & SA9]			
	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
	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?	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
	[Q12] 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.
p protect and enhance soils and the most efficent use land [SA4]	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 SO1: Safeguarding mineral resources and Policy SO2: 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
	Is there scope to	The site within the Green Infrastructure corridor and could have	The site is within the GI and could have a potential negative impact but many
	develop or improve green infrastructure through the development? [Q15]	the site within the Green Firm astructure control 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.	provide an opportunity through careful design and landscaping to improve 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 wor result in loss of open countryside which is currently prominent in views tow the settlement.
To provide a good quality built	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.
environment. [SA5]			

	Site ID	ALT/B/004/033/E	ALT/B/011/025
ā	Sub Area Is the development in	Bedale The proposed use is employment, which would be compatible to	Bedale no issues
	an area where noise, dust light or smell is	proximity to the access road and railway. There is residential development to the western boundary of the site, depending on	
	likely to cause nuisance to new or existing residents?	the nature of the end users on site this could have an impact on existing residents.	
	[Q18]		
	Is the proposed preferred use for the	The proposed use is employment, which would be compatible to proximity to the access road and railway. There is residential	no issues
	site appropriate to the land uses of the surrounding land	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.	
	(north, south, east, west)?		
	[Q19]		
To reduce level of waste	Will the development contain individual /	A All new development will be expected to provide sufficient	All new development will be expected to provide sufficient facilities for waste the exact type and nature are not known at present.
oroduced and ensure re- use	communal site facilities / infrastructure? [Q20]	facilities for waste, the exact type and nature are not known at present.	
[SA6]	Is part of the site or	The site is entirely within flood zone 1. The site is over 1 hectare	Strategic Flood Risk Assessment states site is entirely in Flood Zone1
		and a site specific flood risk assessment will be required.	
	[Q22]		
	Is part of the site or		Strategic Flood Risk Assessment states site is entirely in Flood Zone1
	3	and a site specific flood risk assessment will be required.	
	[Q21]		
	Does the site have a	There is a drain running north to south through the centre of the	Small section within the eastern end of the site is susceptible to surface water
To ensure all	history of surface water flooding?	site, the land surrounding this is prone to surface water flooding. The southern part of the site is liable to surface water flooding.	flooding. Strategic Flood Risk Assessment states site is entirely in Flood Zone and as the site extent exceeds 1ha, Flood Risk Assessment would be required
development is resilient to climate change and reduce the risk of	[Q23]	The site is over 1 hectare and a site specific flood risk assessment will be required.	
flooding [SA7]			
	Will development increase the risk of	Dependent on the findings of the Site Specific Flood Risk Assessment	Strategic Flood Risk Assessment states site is entirely in Flood Zone1 and as site extent exceeds 1ha, Flood Risk Assessment would be required.
	flooding? [Q24]		
	Can any increase in risk	Dependent on the findings of the Site Specific Flood Risk	Strategic Flood Risk Assessment states Flood Risk Assessment is required an
	of flooding be mitigated?	Assessment	this will determine the nature and scope of any mitigation.
	[Q25]		
To maintain & enhance he character of AONB &	Does the site have a negative impact on the setting of the National	NE no issues	NE: no issues
National Park [SA8]	Park or AONB? [Q26]		
	Is the development in a Conservation Area?	HE no issues	HE: no issues
	[Q27]		
	Would development affect the character and	He no issues	HE: no issues
	appearance of the Conservation Area?		
	[Q28] Would development	He no issues	HE: no issues
	affect the setting		
	and/or significance of a		
	Listed Building? [Q29]		
	Listed Building? [Q29]	He no issues	no iscues
	Listed Building? [Q29] Will the development of the site affect non-	He no issues	no issues
	Listed Building? [Q29] Will the development of	He no issues	no issues
	Listed Building? [Q29] Will the development of the site affect non-designated heritage assets? [Q30] Would development	Have the potential to produce high quality, well preserved and	no issues
To preserve and where	Listed Building? [Q29] Will the development of the site affect non-designated heritage assets? [Q30] Would development impact sites of archaeological	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	
enhance the historic environment and	Listed Building? [Q29] Will the development of the site affect non-designated heritage assets? [Q30] Would development impact sites of	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	no issues
enhance the historic environment and improve understanding of local cultural heritage	Listed Building? [Q29] Will the development of the site affect non-designated heritage assets? [Q30] Would development impact sites of archaeological importance?	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.	no issues
enhance the historic environment and improve understanding	Listed Building? [Q29] Will the development of the site affect non-designated heritage assets? [Q30] Would development impact sites of archaeological importance?	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	no issues
enhance the historic environment and improve understanding of local cultural heritage	Listed Building? [Q29] Will the development of the site affect non-designated heritage assets? [Q30] Would development impact sites of archaeological importance?	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	no issues
enhance the historic environment and improve understanding of local cultural heritage	Listed Building? [Q29] Will the development of the site affect non-designated heritage assets? [Q30] Would development impact sites of archaeological importance?	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
enhance the historic environment and improve understanding of local cultural heritage	Listed Building? [Q29] Will the development of the site affect non-designated heritage assets? [Q30] Would development impact sites of archaeological importance? [Q31] Will the development of the site affect a Registered Historic Park and Garden or	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
enhance the historic environment and improve understanding of local cultural heritage	Listed Building? [Q29] Will the development of the site affect non-designated heritage assets? [Q30] Would development impact sites of archaeological importance? [Q31] Will the development of the site affect a Registered Historic Park	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
enhance the historic environment and improve understanding of local cultural heritage	Listed Building? [Q29] Will the development of the site affect non-designated heritage assets? [Q30] Would development impact sites of archaeological importance? [Q31] Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? [Q32] Will development of the	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 HE no comments	no issues
enhance the historic environment and improve understanding of local cultural heritage	Listed Building? [Q29] Will the development of the site affect non-designated heritage assets? [Q30] Would development impact sites of archaeological importance? [Q31] 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	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 HE no comments	no issues HE: no issues
enhance the historic environment and improve understanding of local cultural heritage	Listed Building? [Q29] Will the development of the site affect non-designated heritage assets? [Q30] Would development impact sites of archaeological importance? [Q31] 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	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 HE no comments	no issues HE: no issues
enhance the historic environment and improve understanding of local cultural heritage	Listed Building? [Q29] Will the development of the site affect non-designated heritage assets? [Q30] Would development impact sites of archaeological importance? [Q31] 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]	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 HE no comments	no issues HE: no issues no issues
enhance the historic environment and improve understanding of local cultural heritage	Listed Building? [Q29] Will the development of the site affect non-designated heritage assets? [Q30] Would development impact sites of archaeological importance? [Q31] 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	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 HE no comments	no issues HE: no issues
enhance the historic environment and improve understanding of local cultural heritage	Listed Building? [Q29] Will the development of the site affect non-designated heritage assets? [Q30] Would development impact sites of archaeological importance? [Q31] 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]	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 HE no comments	no issues HE: no issues no issues

	Site ID	ALT/B/004/033/E	ALT/B/011/025
a	Sub Area	Bedale	Bedale
To provide a mix of housing types and	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.
tenures [SA11]	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? [7036]	Proposed for employment use	All sites above the current threshold will be assumed to meet policies on affordable housing
o reduce crime & the fear of crime [SA12]		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
	Is there scope to safeguard land for future expansion of a business?	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
siness Considerations	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
[SA13 & SA14]	What type of jobs or apprenticeships will be created? IO401 Will the proposed	type of employment is unknown therefore the number and type of jobs in unknown	proposal for residential development proposal for residential development
	development enable expansion of an existing site or business? [Q41]		
	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 enab access of acceptable standards to be formed onto the public highway. Developer to demonstrate that a safe and suitable access point could be achieved.
Highway Considerations	Will off site work be required and what will the impact be on viability?	= 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 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 wo result in loss of open countryside which is currently prominent in views to the settlement. The site does not relate well to the existing built form and character of the settlement. Limited frontage onto Masham Road and proxi of surrounding access points onto Masham Road would prove difficult to er an access of acceptable standards to be formed onto the public highway. Preferred Site.

	Site ID	ALT/B/011/026	ALT/B/011/027
iive	Sub Area Parish	Bedale Bedale	Bedale Bedale
Sustaina bility Objective	Parisn Address	BECIALE Land of Grange Close Land of Grange Close, Bedale, North Yorkshire	BECIAIE Land of Grange Close Land of Grange Close, Bedale, North Yorkshire
itainab	Current Use	Grass land	Grass land
Sus	Preferred Use Site Size (HA)	Mixed 0.66 ha.	Housing 0.66 ha.
	Total Dwellings Would the development	9 NE: no issues	17-19 NE: no issues
	impact on nationally and internationally protected sites (SSSI,SINCs) in close proximity to the site? [O1]		
To Protect and enhance bio-diversity and geodiversity	Does the site have any biodiversity issues?	Awaiting Information - to be Completed	Awaiting Information - to be Completed
[SA1]	Would the development impact on a local nature reserve?	no issues Several groups of trees protected by Tree Preservation Order within site	no issues Several groups of trees protected by Tree Preservation Order within site
	on the site? [Q4]	boundary	boundary
To Protect and enhance water and reduce water consumption [SA2]	Is the site within a source protection zone 1, 2 or 3? [Q5]		
	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. 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 suit access onto the public highways. If resolved, potential to link to existing pavements. No cycle route evident. National cycle route runs along Burr road which is in fairly close proximity. Public Right of Way in fairly close proximity. Highways to advise.
To protect and improve air quality and reduce climate change To ensure all groups of the population have access to adequate facilities [SA3 & SA9]	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 suit access onto the public highways. If resolved, potential to link to existing pavements. No cycle route evident. National cycle route runs along Burr 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?	yes	yes
	Does the site have good connectivity to the following services and facilities? [Q10]	Awaiting Information	Awaiting Information
	Will the development re- use brownfield land? [Q11]	greenfield	greenfield
	Is the site potentially subject to contamination or other ground condition	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.
	issues? [Q12] 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
To protect and enhance soils and the most efficent use land [SA4]	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 Are
	Is there scope to develop or improve green infrastructure through the	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 a provide an opportunity through careful design and landscaping to improve the environment
	development? [015] Is the site prominent in any significant views towards a settlement? [016]	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?	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 impart on form and character. The site is part of an existing allocation (BH1) whis allocated for housing.
To provide a good quality built environment. [SA5]	[Q17]		

	Site ID	ALT/B/011/026	ALT/B/011/027
ā	Sub Area Is the development in	Bedale no issues	Bedale no issues
	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]	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.
	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
To ensure all development is resilient to climate change and reduce the risk of flooding [SA7]		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.	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
	of flooding be mitigated?	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 wheth 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
	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?	HE: no issues	HE: no issues
		HE: no issues	HE: no issues
	Will the development of the site affect non- designated heritage assets? [Q30]	no issues	no issues
To preserve and where enhance the historic environment and improve understanding of local cultural heritage [SA10]	Would development impact sites of archaeological importance?	no issues	no issues
	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	no issues
	Would development affect the setting of a Scheduled Ancient Monument? [Q34]	HE: no issues	HE: no issues

	Site ID	ALT/D/011/026	ALT/B/011/027
		ALT/B/011/026	
To provide a mix of housing types and	Sub Area Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people? [Q35]	Bedale All sites that are put forward for residential development will be expected to meet policies on size type and tenure.	Bedale All sites that are put forward for residential development will be expected meet policies on size type and tenure.
tenures [SA11]	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?	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 .
o reduce crime & the fear of crime [SA12]		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
	Is there scope to safeguard land for future expansion of a business?	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
usiness Considerations [SA13 & SA14]	What type of jobs or apprenticeships will be created? [040]	Proposal for housing x 9 dwellings (0.36 ha) and C2/ C2A Residential Care Home (0.33ha)	
	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
	Is there potential for a suitable access to a highway? [Q42]		= amber - The site is part of an existing allocation (BH1) which is allocate for housing subject to vehicular access to the site being taken from Mash road through the development to the south. As presented, the site bound 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 access being gained to the site via either, Beechwood Close, Queen Anne Drive or Grange Close. However, the proposed site boundary currently han o direct connection/frontage to a highway maintainable at public expen
Highway Considerations	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 who 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 allocated for housing. The proposal encompasses only the northern part of the existing housing allocation and is proposing up to 19 dwellings. The soundary 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 been identified, the site is preferred subject to access being resolved. The protected by Tree Preservation Order are within site boundary and should be protected. Preferred Site (for residential use, subject to access being resolved).

	Site ID	ALT/B/011/028	ALT/B/011/029	ALT/B/022/002
ive	Sub Area	Bedale Podolo	Bedale Podalo	Bedale Durail
Object	Parish	Bedale Land Adjacent to Scrap Yard, Opp Mowbray School, Masham Road, Bedale,	Bedale	Burril
Sustaina bility Objective	Address	North Yorkshire	Land on Exelby road, Bedale	Land and Buildings at Burrill Burril, Bedale DL8 1RL
staina	Current Use			Farm Yard & Buildings
Su	Preferred Use Site Size (HA)	Housing 1.11 ha	0.00	Housing 0.71 ha
	Total Dwellings Would the development	NE: no issues	Awaiting NE comments	8 NE: no issues
	impact on nationally and internationally protected sites			
	(SSSI,SINCs) in close proximity to the site?			
To Protect and enhance	[Q1] Does the site have any	Awaiting Information - to be Completed	Awaiting Information - to be Completed	Awaiting Information - to be Completed
bio-diversity and geo- diversity [SA1]	biodiversity issues? [Q2]		, , , , , , , , , , , , , , , , , , , ,	
	Would the development impact on a local nature	no issues	no issues	no issues
	reserve? Are there any TPO trees on the site?	no issues	no issues	no issues
	[Q4]			
To Protect and enhance water and reduce water	Is the site within a source protection zone 1, 2 or 3?			
consumption [SA2]	[Q5]			
	Will the development promote low and zero	All residential development should address energy efficiency and sustainable building practices in line with	All residential development should address energy efficiency and sustainable building practices in line with	All residential development should address energy efficiency and sustainable building practices in line with
	renewable sources?	relevant national standards.	relevant national standards	relevant national standards.
	[Q6] Is there links to	There are pavements on the opposite side of Masham	No pavement alongside Firby Road at point site fronts on	There is a pavement on the opposite side of the highway
	routes?	road to which site fronts on to. There are pavements adjacent to site at point it adjoins existing residential	to highway. However, the site is an extension to an existing site presented in the Preferred Options	to which the site fronts on to. Limited potential for new pavements on site frontage as narrow road and roadside
	[Q7]	development. No Public Right of Way in vicinity. There is a national cycle route along Burrill road, north of the site.	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	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.
To protect and improve			preferred. Currently, this means there is no immediate link through to the highway via B/011/021 and	,
air quality and reduce climate change	Is there potential for	Potential to link to existing pavements within adjacent	B/001/020. Highways are still to advise on ALT/B/011/029. No pavement alongside Firby Road at point site fronts on	There is a payement on the opposite side of the highway
To ensure all groups of	new links to footpaths and cycle routes?	residential area. No Public Right of Way in vicinity. There is a national cycle route along Burrill road, north of	to highway. However, the site is an extension to an existing site presented in the Preferred Options	to which the site fronts on to. Site is located within village. Public Right of Way runs along the eastern
access to adequate facilities	[Q8]	the site	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	boundary of the site. No cycle route evident.
[SA3 & SA9]			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.	
	Is there access to superfast broadband service?	yes	yes	yes
	[Q9]			
	Does the site have good connectivity to the following services and	Awaiting Information	Awaiting Information	Awaiting Information
	facilities? [Q10]	-	-	-
	Will the development re- use brownfield land?	no greenfield site	greenfield	farmyard and buildings
	[Q11]			
	Is the site potentially	The western edge of the site bounds a scrap yard and contamination is identified within this area. Further work	no issues	no issues
	subject to contamination or other			
	contamination or other ground condition issues?	would need to be done to ascertain whether contamination affected the site.		
	contamination or other ground condition	would need to be done to ascertain whether	Loss of grade 3b agricultural land and small loss of grade 2.	loss of grade 3b
	contamination or other ground condition issues? [Q12] Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)?	would need to be done to ascertain whether contamination affected the site.	Loss of grade 3b agricultural land and small loss of grade	loss of grade 3b
	contamination or other ground condition issues? [Q12] Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13]	would need to be done to ascertain whether contamination affected the site. loss of grade 3b	Loss of grade 3b agricultural land and small loss of grade 2.	
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To protect and enhance soils and the most efficent use land	contamination or other ground condition issues? [Q12] Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13] Is the development within or does it impact on a mineral	would need to be done to ascertain whether contamination affected the site. loss of grade 3b Limestone and sand and gravel & Building Stone. Note	Loss of grade 3b agricultural land and small loss of grade 2. Within Sand and Gravel and Limestone and Building	
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To protect and enhance soils and the most efficent use land [SA4]	contamination or other ground condition issues? [Q12] Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13] Is the development within or does it impact on a mineral safeguarding area? [Q14] Is there scope to develop or improve green infrastructure through the development? [Q15] Is the site prominent in any significant views towards a settlement? [Q16]	would need to be done to ascertain whether contamination affected the site. Ioss of grade 3b 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. 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 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 does not fit well with the existing built form of the settlement. Development of site would have	Loss of grade 3b agricultural land and small loss of grade 2. Within Sand and Gravel and Limestone and Building Stone Safeguarding area 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 prominent on approach into settlement.	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 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. The proposed scale of housing development does not relate well to the existing built form and character of the
To protect and enhance soils and the most efficent use land [SA4] To provide a good quality built environment.	contamination or other ground condition issues? [Q12] Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13] Is the development within or does it impact on a mineral safeguarding area? [Q14] Is there scope to develop or improve green infrastructure through the development? [Q15] Is the site prominent in any significant views towards a settlement?	would need to be done to ascertain whether contamination affected the site. Ioss of grade 3b 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. 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 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 does not fit well with the existing built form of the settlement. Development of site would have	Loss of grade 3b agricultural land and small loss of grade 2. Within Sand and Gravel and Limestone and Building Stone Safeguarding area 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 prominent on approach into settlement.	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 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. The proposed scale of housing development does not relate well to the existing built form and character of the
To protect and enhance soils and the most efficent use land [SA4] To provide a good quality built	contamination or other ground condition issues? [Q12] Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13] Is the development within or does it impact on a mineral safeguarding area? [Q14] Is there scope to develop or improve green infrastructure through the development? [Q15] Is the site prominent in any significant views towards a settlement?	would need to be done to ascertain whether contamination affected the site. Ioss of grade 3b 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. 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 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 does not fit well with the existing built form of the settlement. Development of site would have	Loss of grade 3b agricultural land and small loss of grade 2. Within Sand and Gravel and Limestone and Building Stone Safeguarding area 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 prominent on approach into settlement.	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 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. The proposed scale of housing development does not relate well to the existing built form and character of the
To protect and enhance soils and the most efficent use land [SA4] To provide a good quality built environment.	contamination or other ground condition issues? [Q12] Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13] Is the development within or does it impact on a mineral safeguarding area? [Q14] Is there scope to develop or improve green infrastructure through the development? [Q15] Is the site prominent in any significant views towards a settlement?	would need to be done to ascertain whether contamination affected the site. Ioss of grade 3b 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. 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 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 does not fit well with the existing built form of the settlement. Development of site would have	Loss of grade 3b agricultural land and small loss of grade 2. Within Sand and Gravel and Limestone and Building Stone Safeguarding area 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 prominent on approach into settlement.	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 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. The proposed scale of housing development does not relate well to the existing built form and character of the

	Site ID	ALT/B/011/028	ALT/B/011/029	ALT/B/022/002
ō	Sub Area Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Bedale Adjacent waste management facility may present noise and odour issues	Bedale no issues	Bedale no issues
	[Q18] Is the proposed	Adjacent waste management facility may present noise and odour issues	no issues	no issues
o reduce level of waste oduced 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 natu are not known at present.
	whole site in Flood Zone	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 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.	site is outside floodzone.	Strategic Flood Risk Assessment states site is entirely Flood Zone 1
To ensure all evelopment is resilient to climate change and reduce the risk of flooding [SA7]		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 Assessm states site is entirely in Flood Zone 1, with minimal or risk from surface water flooding.
[SA7]	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 entirel Flood Zone 1, with minimal or no risk from surface w flooding. The Strategic Flood Risk Assessment recommends that the development may be permitted flood risk grounds. Further investigation may be required by the developer and the council should be consulted to whether a Flood Risk Assessment may be required
		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 nature and scope of any mitigation.
o maintain & enhance e character of AONB & National Park [SA8]	Does the site have a negative impact on the setting of the National Park or AONB?	NE: no issues	Awaiting NE comments	NE: no issues
	Is the development in a Conservation Area? [Q27]	HE: no issues	No apparent issues. Awaiting comments from Historic England.	HE: no issues
	affect the character and appearance of the Conservation Area?	HE: no issues	No apparent issues. Awaiting comments from Historic England.	HE: no issues
	[Q28] 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 an Ivy Cottage opposite are Grade II Listed Buildings. See Comment C. Sensitive design of any new housin development could mitigate against any potential im on setting of listed building.
	Will the development of the site affect non- designated heritage assets? [Q30]	no issues	no issues	no issues
o preserve and where enhance the historic environment and nprove understanding local cultural heritage [SA10]	Would development impact sites of archaeological importance?	no issues	no issues	not known
	Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? [Q32]		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?	HE: no issues	No apparent issues. Awaiting comments from Historic England.	HE: no issues

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	Site ID	ALT/B/011/028	ALT/B/011/029	ALT/B/022/002
To provide a mix of housing types and	Sub Area Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people? [Q35]		Bedale All sites that are put forward for residential development will be expected to meet policies on size type and tenure	
tenures [SA11]	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? [O36]	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 meet policies on affordable housing .
o reduce crime & the fear of crime [SA12]	Will the site incorporate the principles of secure	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 design
	Is there scope to safeguard land for future expansion of a business?	proposal for residential development	proposal for residential development	proposal for residential development
usiness Considerations	IO381 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
[SA13 & SA14]	What type of jobs or apprenticeships will be created? IO401	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
	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 affect by a public right of way which must be kept clear of a obstruction until such time as an alternative route has been provided and confirmed by order.
ghway Considerations	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 we which must be kept clear of any obstruction until suctime 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.	

	Site ID	ALT/B/048/011	ALT/B/055/002	ALT/B/090/002
tive	Sub Area Parish	Bedale Exelby	Bedale Gatenby	Bedale Langthorne
Sustainability Objective		EXCLDY South View Field Field adjacent to Tentrees, Green Dragon PH and Leeming	,	
bility	Address	Lane - Exelby	Gatenby Grange Farm Yard Gatenby Grange Gatenby Northallerton	Langthorne OSGB 36 Langthorne Village, North Yorkshire
itaina	Current Use	Agricultural	Farm Buildings	Part Agricultural and Part Unused
Sus	Preferred Use Site Size (HA)	Housing 0.34 ha	Housing 0.38 ha	Housing 0.56 ha
	Total Dwellings	5	5	6 dwellings
	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	no issues	no issues	no issues
	reserve? Are there any TPO trees on the site?	no issues	no issues	no issues
	[Q4]			
Fo Protect and enhance vater and reduce water consumption [SA2]	Is the site within a source protection zone 1, 2 or 3? [Q5]			
	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 efficient and sustainable building practices in line with relevant natistandards.
	Is there links to footpaths and cycle	No pavements alongside road which site fronts onto. No cycle route evident. No Public Right of Way in vicinity.	route evident. No Public Right of Way in vicinity. Site is	Public Right of Way links to village but no direct links to sit No cycle route evident. Pavement connection in close proxi
Fo protect and improve air quality and reduce climate change	routes? [Q7]		disconnected from Gatenby and services and facilities.	to site which goes through village.
To ensure all groups of	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.		Public Right of Way links to village but no direct links to sit No cycle route evident. Pavement connection in close proxi to site which goes through village.
	Is there access to superfast broadband service?	yes	yes	yes
	[Q9]			
	Does the site have good connectivity to the following services and facilities? [Q10]	Awaiting Information	Awaiting Information	Awaiting Information
	Will the development re- use brownfield land? [Q11]	no, greenfield site	agricultural buildings	greenfield
	,	no issues	no issues	no issues
	subject to contamination or other ground condition			
	issues? [Q12]			
	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
soils and the most	Is the development within or does it impact	Sand & Gravel	clay	no issues
efficent use land [SA4]	on a mineral safeguarding area? [Q14]			
	green infrastructure through the development? [Q15]	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 currently consists of farm buildings. New	The site is not near to GI corridor, there is limited scope to develop or improve the GI The site is not behind existing built development. The site is
	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 prominent in significant views towards the settlement.
	form and character of a 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.

	Site ID	ALT/B/048/011	ALT/B/055/002	ALT/B/090/002
	Sub Area Is the development in	Bedale no issues	Bedale Within Aerodrome Safeguarding Area for Leeming	Bedale The site is adjacent to agricultural uses so may need to
	an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? [Q18]		Airfield so noise mitigation may need to be considered	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 minumum threshold.	The site is adjacent to agricultural uses so may need to consider mitigation to avoid impact on amenity of residents i any new development, such as noise.
o reduce level of waste	Will the development contain individual / communal site facilities / infrastructure?	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 present.
	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 cound 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 Floo 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 count 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?	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	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	Strategic Flood Risk Assessment states site is entirely in Floo 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 cound 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 he 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
	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?	HE do not identify any issues	HE do not identify any issues	HE: no issues
	[Q28] 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
To preserve and where enhance the historic	Would development impact sites of archaeological importance?	not known	not known	not known
	the site affect a Registered Historic Park and Garden or	HE do not identify any issues	HE do not identify any issues	HE: no issues
	Registered Battlefield? [Q32] 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?	HE do not identify any issues	HE do not identify any issues	HE: no issues

	City ID	ALT /D /040 /044	ALT /D /OFF /002	ALT/D (000 (000
	Site ID	ALT/B/048/011	ALT/B/055/002	ALT/B/090/002
To provide a mix of housing types and	Sub Area Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people? [Q35]		Bedale All sites that are put forward for residential development will be expected to meet policies on size type and tenure.	Bedale All sites that are put forward for residential development will be expected to meet policies on size type and tenure.
tenures [SA11]	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? [O36]	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 mee policies on affordable housing
o reduce crime & the fear of crime [SA12]	the principles of secure	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
	safeguard land for future expansion of a business?	proposal for residential development	proposal for residential use	proposal for residential
reinore Consideration	How many direct jobs will be created as a result of development? [Q39]	proposal for residential development	proposal for residential use	proposal for residential
isiness Considerations [SA13 & SA14]	What type of jobs or apprenticeships will be created?	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
	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: Developer to demonstrate that a safe suitable access can be achieved onto U591 as site has limite frontage onto the public highway. Existing building to the west of the site could interupt visibility splays.
nhway Considerations	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 an suitable access can be achieved onto U591 as site has limite frontage onto the public highway. Existing building to the west of the site could interupt visibility splays.
	Is there sufficient capacity in the highway network to accommodate the development?	Highways to advise	Highways to advise	Highways to advise
	[044] SITE SUMMARY	Other Settlement - Not Allocated	Other Settlement - Not Allocated	Other Settlement - Not Allocated

	Site ID	ALT/B/143/001	ALT/B/160/004	ALT/B/170/013
ive	Sub Area	Bedale	Bedale	Bedale West Tooffold
Sustainability Objective	Parish	Sutton Howgrave	Thornton Watlass	West Tanfield
llity O	Address	Land at Sutton Howgrave	Land to the south of Village farm, Thornton Watlass	Belle Vue Farm West Tanfield HG4 5JY
ainab	Current Use	Agriculture	Part domestic, orchard,part agriculture part Certified touring caravan site	Garden
Susta	Preferred Use	Housing	Housing	Housing
	Site Size (HA) Total Dwellings	0.68 ha 5	0.63 ha Maximum 5	0.24 ha 8 dwellings along with 35 to 45 on site ref B/170/008
	ŭ	<u>-</u>	NE: no issues	NE state: Ripon Parks (4km) and River Ure Bank (5km). Concern if discharge of water/liquid waste to ground/surface water
		ground/surface water is more than 5m³/day.		more than 20m ³ /day.
Protect and enhance io-diversity and geo- diversity [SA1]	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]		no issues	within 500m of Nosterfield Local Nature Reserve no issues
	Is the site within a			
o Protect and enhance ater and reduce water consumption [SA2]	source protection zone 1, 2 or 3? [Q5]			
	promote low and zero	efficiency and sustainable building practices in line with		All residential development should address energy efficiency and sustainable building practices in line with relevant national standard
	renewable sources?	relevant national standards.	relevant national standards.	
	[Q6] Is there links to	There are no pavements adjacent to site where it fronts	There are some payements near to proposed site	No PROW in vicinity. The site boundary does not identify access to
	footpaths and cycle routes?	onto road. Site in proximity to village green. Public Right	There are some pavements near to proposed site entrance adjacent to highway. However, these are adhoc and limited potential to add new pavements. Highways	
o protect and improve iir quality and reduce	[07]	route evident.	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.	
climate change	Is there potential for new links to footpaths	There are no pavements adjacent to site where it fronts onto road. Site in proximity to village green. Public Right		No PROW in vicinity. The site boundary does not identify access to
o ensure all groups of the population have access to adequate facilities [SA3 & SA9]	and cycle routes?	of Way in proximity to southern end of site. No cycle route evident.	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.	Tilginiay of pavenients. No cycle route evident.
	Is there access to	yes	yes	yes
	superfast broadband service? [Q9]			
	Does the site have good connectivity to the following services and facilities? [Q10]	Awaiting Information	Awaiting Information	Awaiting Information
	Will the development re- use brownfield land? [Q11]		Current use: part domestic orchard, part agriculture, part Certificated Touring Caravan Site	garden
	Is the site potentially	no issues	no issues	no issues
	subject to contamination or other ground condition issues? [Q12]			
	Would there be loss of best and most versatile	loss of grade 2	loss of grade 3b	loss of grade 2
	agricultural land (Grade 1,2 or 3a)? [Q13]			
o protect and enhance soils and the most efficent use land [SA4]	Is the development within or does it impact on a mineral safeguarding area?	sand and gravel	Limestone and Sand and Gravel & Building Stone	Limestone and Building Stone
	[Q14]			
	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 may provide an opportunity through careful design and landscaping improve the environment
		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 reside properties along Nosterfield Road.
To provide a good quality built environment. [SA5]	settlement? [Q17]	settlement as it would be at the opposite side of the road which currently marks the edge of the main built form.	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 extensior built form which impacts on rural setting of this part of the settlem including the Conservation Area and Local Nature Reserve.
quality built environment.	settlement? [Q17]	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	on rural landscape setting which is part of character of	developing this site, there is loss of open green space and built form which impacts on rural setting of this part of the

	Site ID	ALT/B/143/001	ALT/B/160/004	ALT/B/170/013
ē	Sub Area Is the development in	Bedale no issues	Bedale no issues	Bedale no issues
	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]	no issues	no issues	no issues
	Will the development contain individual / communal site facilities / infrastructure?	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.
	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 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, 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 *
To ensure all	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 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 development may be permitted on flood risk grounds. Further investigation may be required by the developer and the council should be consulted as to	
	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
o maintain & enhance le 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 landscape (more than 5 residential dwellings)
	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 coul harm elements which contribute to the significance of the Conservati 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 coul harm elements which contribute to the significance of the Conservati Area. See Comments (d)
	Would development affect the setting and/or significance of a Listed Building?	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
o preserve and where enhance the historic	Would development impact sites of archaeological importance?	not known	not known	not known
	Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?		HE: no issues	HE: no issues
	[Q32] 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	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	HE: no issues	HE: no issues

	Site ID	ALT/B/143/001	ALT/B/160/004	ALT/B/170/013
u	Sub Area	Bedale	Bedale	Bedale
o provide a mix of housing types and	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		All sites that are put forward for residential development will be
tenures [SA11]	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?	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 policie affordable housing
reduce crime & the fear of crime [SA12]	the principles of secure	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 standar considering the principles of secure by design
	Is there scope to safeguard land for future expansion of a business?	proposal for residential development	proposal for residential dwellings	proposal for residential development
siness Considerations	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
[SA13 & SA14]	What type of jobs or apprenticeships will be created? [O401	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
	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.	standards to be formed onto the public highway with the	 = red - Highways: No direct connection/Frontage to a highway maintainable at the public expense. Site promoter states site would to site reference B/170/008. However, this is currently not preferr site so no access to highway.
	Will off site work be required and what will the impact be on viability?	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 a public expense.
	Is there sufficient capacity in the highway network to accommodate the development?	Highways to advise	Highways to advise	Highways to advise
	SITE SUMMARY		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 Are The loss of this open area and its subsequent development could hat elements which contribute to the significance of the Conservation Are Site within 500m of Nosterfield Local Nature Reserve. The site does have direct connection/frontage to a highway maintainable at the previous Not a Preferred Site.

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

D reduce level of waste roduced and ensure re- use [SA6] Is we reduce level of waste roduced and ensure re- use [SA6] Is we reduced and ensure re- use [SA6]	Sub Area s the development in a rea where noise, lust light or smell is kely to cause nuisance o new or existing esidents? Q18] s the proposed preferred use for the ite appropriate to the and uses of the urrounding land north, south, east, vest)? Q19] Will the development ontain individual / oommunal site facilities /	Easingwold no issues no issues	Easingwold no issues no issues
o reduce level of waste cooduced and ensure reuse [SA6]	lust light or smell is kely to cause nuisance o new or existing esidents? Q18] s the proposed preferred use for the ite appropriate to the and uses of the urrounding land north, south, east, vest)? Q19]	no issues	no issues
p reduce level of waste conduced and ensure resuse [SA6]	o new or existing esidents? Q18] s the proposed oreferred use for the ite appropriate to the and uses of the urrounding land north, south, east, west)? Q19] Will the development ontain individual /	no issues	no issues
Is preduce level of waste cooduced and ensure reuse [SA6] [SA6] [SA6] [SA6]	s the proposed preferred use for the ite appropriate to the and uses of the urrounding land north, south, east, vest)? Q19]	no issues	no issues
print	referred use for the ite appropriate to the and uses of the urrounding land north, south, east, vest)? Q19] Will the development ontain individual /	no issues	no issues
print price	referred use for the ite appropriate to the and uses of the urrounding land north, south, east, vest)? Q19] Will the development ontain individual /	no issues	no issues
o reduce level of waste cooduced and ensure reuse [SA6]	and uses of the urrounding land north, south, east, vest)? Q19] Will the development ontain individual /		
reduce level of waste cooduced and ensure reuse [SA6]	north, south, east, vest)? Q19] Vill the development ontain individual /		
reduce level of waste conduced and ensure relief [C] [SA6] [SA6]	Q19] Vill the development ontain individual /		
reduce level of waste conduced and ensure relief [SA6]	ontain individual /		
oduced and ensure re- use [SA6] [Q		All new development will be expected to provide sufficient facilities for waste,	All new development will be expected to provide sufficient faci
[SA6] [O		the exact type and nature are not known at present	for waste, the exact type and nature are not known at prese
wi 2	nfrastructure? Q20]		
2	s part of the site or whole site in Flood Zone	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 th
	vnoie site in Flood Zone ! Q22]		Strategic Flood Risk Assessment states that 10% or more of the lies within Flood Zone 3a. The flood risk in parts of the develop footprint currently within Flood Zone 2 could potentially increa
1	uzzj		Flood Zone 3 magnitudes in future due to climate change.
Is	s part of the site or	Strategic Flood Risk Assessment states site is entirely in Flood Zone 1	Flood zone 3 extends across the majority of the site.
wi 3	vhole site in Flood Zone		Strategic Flood Risk Assessment states that 10% or more of th lies within Flood Zone 3a. The flood risk in parts of the develop
[C	Q21]		footprint currently within Flood Zone 2 could potentially increa Flood Zone 3 magnitudes in future due to climate change.
hi:	oes the site have a sistory of surface water	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	GIS layers show almost the entire site is susceptible to surfa water flooding. The Strategic Flood Risk Assessment recomme
velopment is resilient [C	looding? Q23]	minimal or no risk from surface water flooding.	that the Exception Test would be required because the develop lies wholly or partially within Flood Zone 3a. Exception test sh
reduce the risk of			consider surface water flood risk in particular.
flooding [SA7]			
W	Vill development	Strategic Flood Risk Assessment states site is entirely in Flood Zone 1, with	Strategic Flood Risk Assessment states that 10% or more of th
in	ncrease the risk of looding?	minimal or no risk from surface water flooding. The Strategic Flood Risk Assessment recommends that the development may be permitted on flood risk	lies within Flood Zone 3a. The flood risk in parts of the develop footprint currently within Flood Zone 2 could potentially increa
	Q24]	grounds. Further investigation may be required by the developer and the council should be consulted as to whether a Flood Risk Assessment may be	Flood Zone 3 magnitudes in future due to climate change. T Strategic Flood Risk Assessment recommends that the Excep
		required.	Test would be required because the development lies wholly partially within Flood Zone 3a. Exception test should consid
			surface water flood risk in particular.
C	'an any increase in risk	The Strategic Flood Bick Assessment recommends that the development may	Flood zone 2 & 3 extend across the majority of the site and alr
of	an any increase in risk If flooding be nitigated?	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	the entire site is susceptible to surface water flooding. The Stra Flood Risk Assessment recommends that the Exception Test w
	Q25]	Assessment may be required. This will determine the nature and scope of any mitigation.	be required because the development lies wholly or partially w Flood Zone 3a. Exception test should consider surface water fl
			risk in particular.
maintain & enhance ne	oes the site have a egative impact on the	NE: no issues	NE: no issues
character of AONB & se National Park	etting of the National Park or AONB?		
	Q26] s the development in a	HE do not identify any issues	HE do not identify any issues
Co	conservation Area?	TIE UU HUL IUEHLII Y AITY ISSUES	HE do not identify any issues
	G27)		
af	Vould development iffect the character and	HE do not identify any issues	HE do not identify any issues
Co	ppearance of the conservation Area?		
W	Q28] Vould development	HE do not identify any issues	HE do not identify any issues
ar	ffect the setting and/or significance of a signi		
	isted Building? Q29]		
	Will the development of	no issues	po issues
th	Vill the development of he site affect non-	no issues	no issues
as	lesignated heritage issets? Q30]		
	Vould development	none known	none known
im	vould development mpact sites of rchaeological	Hone known	Hone known
nhance the historic im	irchaeological mportance? Q31]		
environment and prove understanding ocal cultural heritage			
[SA10]			
	Vill the development of	-UE do not identify any issues	UE do not identify any ignored
th	Vill the development of he site affect a registered Historic Park	HE do not identify any issues	HE do not identify any issues
ar	Registered Historic Park and Garden or Registered Battlefield?		
	Registered Battlefield?		
	Vill development of the	no issues	no issues
ar	ite affect the setting of in elevated onservation area?		
	onservation area? Q33]		
	Vould development ffect the setting of a	HE do not identify any issues	HE do not identify any issues
So	cheduled Ancient Monument?		
	Q34]		

	Cita ID	ALT/5/044/046	ALT/E/041/047
	Site ID	ALT/E/041/046	
To provide a mix of housing types and	Sub Area Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people? [Q35]	Easingwold All sites that are put forward for residential development will be expected to meet policies on size type and tenure.	Easingwold All sites that are put forward for residential development will be expected to meet policies on size type and tenure.
tenures [SA11]	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?	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
o reduce crime & the fear of crime	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
	Is there scope to safeguard land for future expansion of a business?	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
usiness Considerations [SA13 & SA14]	What type of jobs or apprenticeships will be created?	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
	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.
ghway Considerations	Will off site work be required and what will the impact be on viability? [Q43]	= amber. If access achieveable, this will deteremine if and what off site works needed.	= amber. If access achieveable, this will determine if and what o site works required.
	Is there sufficient capacity in the highway network to accommodate the development?	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 alm the entire site is susceptible to surface water flooding. The Strategic Flood Risk Assessment recommends that the Exceptio Test would be required because the development lies wholly or partially within Flood Zone 3a. Strategic Flood Risk Assessmen states Exception test should consider surface water flood risk in particular. The site is prominent in views towards the settlemer when approaching along York road. The site is disconnected from the settlement so does not relate well to the existing built form a character. Not a Preferred Site.

	Site ID	ALT/E/041/048	ALT/E/041/055
Ş	Sub Area	Easingwold	Easingwold
bjecti	Parish	Easingwold	Easingwold
Sustaina bility Objective	Address	White Horse View Copperclay Walk Easingwold YO61 3QN	Land Adjacant Prospect Park, Between Thirsk Rd & Raskelf Rd, Easingwold
staina	Current Use	Assumed C2 Residential Institution	
S	Preferred Use Site Size (HA)	Housing 1.14 ha	Mixed 7.74 ha
	Total Dwellings Would the development	46 NE: no issues	No issues
	impact on nationally and internationally protected sites (SSSI,SINCs) in close proximity to the site?	NE. 110 ISSUES	NU ISSUES
Fo Protect and enhance bio-diversity and geo- diversity [SA1]	Does the site have any biodiversity issues? [Q2]	Awaiting Information - to be Completed	Awaiting Information - to be Completed
[561]	Would the development impact on a local nature reserve? Are there any TPO trees on the site? [Q4]	no issues There is a cluster of trees protected by Tree Preservation Order within the site boundary.	no issues TPOS not in site but in close proximity to north east corner site.
Fo Protect and enhance vater and reduce water consumption [SA2]	Is the site within a source protection zone 1, 2 or 3? [Q5]		
	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 efficier and sustainable building practices in line with relevant national standards. Employment development should hav the potential to be Green if they follow BREEAM standard
	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 prov links northwards. There is a pavement on opposite side road which provide links into town centre. Site is in clos proximity to National Cycle Network route which runs fro Church Hill, to Raskelf Road and Alne Road. No Public Rig of Way in vicinity. Good connectivity to town centre.
To protect and improve air quality and reduce climate change To ensure all groups of the population have access to adequate facilities	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 entrance to link Thirsk road to Long Street as limited gra verge in some areas due to trees. The National Cycle Rout in close proximity to site so this could be easily accessed
[SA3 & SA9]	Is there access to superfast broadband	yes	yes
	service? [Q9] Does the site have good		
	connectivity to the following services and facilities? [Q10]	Awaiting Information	Awaiting Information
	Will the development reuse 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 industria 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 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 gra 3b.
To protect and enhance soils and the most efficent use land [SA4]	Is the development within or does it impact on a mineral safeguarding area? [Q14]	no issues	no issues
	Is there scope to develop or improve green infrastructure	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 negat impact but may provide an opportunity through careful design and landscaping to improve the environment
	through the development? [Q15] Is the site prominent in	The site is within an existing residential area of Easingwold	The site is not prominent in any significant views towards
	any significant views towards a settlement? [Q16]	and is not visible from the highway. It is not prominent in significant views of the settlement	settlement when approaching from the north on Thirsk Ro or if approaching from south on Long Street as site is se behind existing residential development. The site incorporates a significant extension westwards well beyon the two sites identified as preferred sites in the Preferre Options document (E/041/027 and E/041/045). The site 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 of open countryside which is currently prominent in view approach into the settlement along Raskelf Road and the would have negative impact on rural landscape setting of
	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	part of the settlement. The site incorporates a significant extension westwards w beyond the two sites identified as preferred sites in the Preferred Options document (E/041/027 and E/041/045) the proposed scale, development would result in large sc. loss of open countryside which currently provides a
To provide a good quality built environment. [SA5]		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	prominent rural landscape setting for this part of the settlement. Development of whole site would therefore h negative impact on character of settlement. The propost scale of development does not relate well to existing form settlement. Also, existing residential development which fronts on to Raskelf Road opposite the western end of the settlement.
		reduce impact on character. Design of any development should be in keeping with character of surrounding area to reduce impact.	fronts on to Raskelf Road opposite the western end of the proposed site, is characterised by larger detached properting 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.

	Site ID	ALT/E/041/048	ALT/E/041/055
á	Sub Area Is the development in	Easingwold no issues	Easingwold no issues
	an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? [Q18]	no issues	ino 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
o 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 sufficier facilities for waste, the exact type and nature are not know at present.
	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 state site is entirely in Flood Zone1 and as the site extent excee 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 state site is entirely in Flood Zone1 and as the site extent excee 1ha, Flood Risk Assessment would be required. This will determine the nature and scope of any mitigation.
To ensure all development is resilient to climate change and reduce the risk of flooding [SA7]	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 s is susceptible to surface water flooding. Strategic Flood Rf 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 state site is entirely in Flood Zone1 and as the site extent excee 1ha, Flood Risk Assessment would be required. This wil 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 wo be required. This will determine the nature and scope of a mitigation.
To maintain & enhance he 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
	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 rural land scape setting on approach into the settlement a Conservation Area, from Raskelf Road.
	Would development affect the character and appearance of the Conservation Area? [Q28] 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: 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 rural land scape setting on approach into the settlement a Conservation Area, from Raskelf Road. 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?	no issues identified	Archaeological survey has been undertaken on the part of 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?	HE do not identify any issues	HE: no issues

	Site ID	ALT/E/041/048	ALT/E/041/055
	5.55.12		
To provide a mix of housing types and	Sub Area Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people? [Q35]	Easingwold All sites that are put forward for residential development will be expected to meet policies on size type and tenure.	Easingwold All sites that are put forward for residential development be expected to meet policies on size type and tenure.
tenures [SA11]	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?	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 m policies on affordable housing .
Fo 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 desi standards considering the principles of secure by desig
	Is there scope to safeguard land for future expansion of a business?	proposal for residential use	Proposal for mixed use (Phase 1 proposes 60 dwellings a Phase 2 proposes 100 dwellings and 2 form entry Prima 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 at Phase 2 proposes 100 dwellings and 2 form entry Prima School). Potenital.
usiness Considerations [SA13 & SA14]	What type of jobs or apprenticeships will be created?	proposal for residential use	Proposal for mixed use (Phase 1 proposes 60 dwellings Phase 2 proposes 100 dwellings and 2 form entry Prima 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 Phase 2 proposes 100 dwellings and 2 form entry Prima School).
	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 a Thirsk Road. The developer would need to demonstrate safe and suitable access can be achieved. Pedestrian a cycle links to serve the site will need to be provided. Str lighting to be extended along Raskelf Road to serve the and crossing points along Thirsk Road considered. A trans assessment and travel plan would identify more detailed requirements for this site.
ghway Considerations	Will off site work be required and what will the impact be on viability?	Highways do not identify any works '= g	= amber - Highways: Pedestrian and cycle links to serve site will need to be provided. Street lighting to be exten along Raskelf Road to serve the site and crossing points a Thirsk Road considered. A transport assessment and tra plan would identify more detailed requirements for this:
	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 beyond the two sites identified as preferred sites in the Preferred Options document (E/041/027 and E/041/04 The site is therefore very prominent in views when approaching the settlement from the west along Raske Road. At the proposed scale, development would result large scale loss of open countryside which is currently prominent in view on approach into the settlement alon Raskelf Road and this would have negative impact on rulandscape setting of this part of the settlement. Development of whole site would therefore have negatimpact on character of settlement. The proposed scale 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 Local Plan. Not preferred site.

Updated : 28/3/2017

	Site ID	ALT/E/071/003	ALT/E/093/003	ALT/E/122/003
ive	Sub Area Parish	Easingwold Husthwaite	Easingwold Linton -on-Ouse	Easingwold Raskelf
Sustainability Objective			Site E/093/001 - Revised Boundary, Main Street Linton -on-Ouse	Kaskeir Land East of The Cottage, The Green, Raskelf, North Yorkshire
billity (Address	land at The Nookin , Husthwaite		
tainak	Current Use	Open Fields	Paddock (grazing) and Arable	
sns	Preferred Use Site Size (HA)	Housing 1.25 ha	Housing 1.01 ha	Housing 0.32 ha
	Total Dwellings	60		
	Would the development impact on nationally	NE do not identify any issues	NE: no issues	NE: no issues
	and internationally protected sites (SSSI,SINCs) in close			
	proximity to the site? [Q1]			
Protect and enhance bio-diversity and geo-	Does the site have any biodiversity issues?	Awaiting Information - to be Completed	Awaiting Information - to be Completed	Awaiting Information - to be Completed
diversity [SA1]	[Q2]			
	Would the development impact on a local nature reserve?	no issues	no issues	no issues
	Are there any TPO trees on the site?	no issues	Trees protected by Tree Preservation Order are located within site boundary	no issues
	[Q4]			
o Protect and enhance	Is the site within a source protection zone			
ater and reduce water consumption [SA2]	1, 2 or 3? [Q5]			
[JAZ]	Will the development	All residential development should address energy efficiency and sustainable		All residential development should address energy
	promote low and zero carbon technologies and	building practices in line with relevant national standards.	efficiency and sustainable building practices in line with relevant national standards.	efficiency and sustainable building practices in line w relevant national standards
	renewable sources? [Q6]			
	Is there links to footpaths and cycle	Public Right of Way runs along southern boundary of site. The site does include link to highway where there are existing pavements. However,	A Public Right of Way runs north to south along the eastern boundary of the site. The site fronts onto Main	There is a pavement on opposite side of Hag Lane and opposite side of main highway to which part of site
	routes? [Q7]	currently there are existing residential properties and buildings which would restrict access to highway. Clarification is needed as to whether these existing	Street which has pavements on either side providing convenient and safe access to village facilities. Main	fronts on to. There is Public Right of Way in proximity site on opposite side of highway but no direct link.
		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	Street is also a cycle route linking with the National Cycle Route network a short distance away.	National cycle route in proximity.
protect and improve		evident		
air quality and reduce climate change	Is there potential for	The site does include link to highway where there are existing pavements.	Any development could be linked to the existing	Potential to create additional footways to link site to
o ensure all groups of the population have	new links to footpaths and cycle routes?	However, currently there are existing residential properties and buildings which would restrict access to highway. Clarification is needed as to whether	footpaths and cycle route along Main Street and the Public Right of Way	existing pavements. Highways to advise.
access to adequate facilities	[Q8]	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		
[SA3 & SA9]		cycle routes evident		
	Is there access to superfast broadband	yes	yes	yes
	service? [Q9]			
	Does the site have good connectivity to the			
	following services and facilities?	Awaiting Information	Awaiting Information	Awaiting Information
	[Q10] Will the development re-	malarity is grounfield site (some form buildings suicting residential)	we greenfield site	no greenfield cite
	use brownfield land? [Q11]	majority is greenfield site (some farm buildings, existing residential).	no, greenfield site	no greenfield site
	Is the site potentially	Site falls within Radon contaminated area but development of site may lead to	no issues	no issues
	Is the site potentially subject to contamination or other	Site falls within Radon contaminated area but development of site may lead to cleaning up of site.	no issues	no issues
	subject to contamination or other ground condition issues?		no issues	no issues
	subject to contamination or other ground condition issues? [O12] Would there be loss of		no issues Mostly loss of grade 3b with small loss of grade 2.	no issues
	subject to contamination or other ground condition issues? [O12] Would there be loss of best and most versatile agricultural land (Grade	cleaning up of site.		
	subject to contamination or other ground condition issues? [Q12] Would there be loss of best and most versatile	cleaning up of site.		
	subject to contamination or other ground condition issues? [Q12] Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13] Is the development	cleaning up of site.		
soils and the most	subject to contamination or other ground condition issues? [Q12] Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13] Is the development within or does it impact on a mineral safeguarding area?	cleaning up of site. Loss of grade 3b	Mostly loss of grade 3b with small loss of grade 2.	loss of grade 3b
soils and the most efficent use land	subject to contamination or other ground condition issues? [Q12] Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13] Is the development within or does it impact on a mineral	cleaning up of site. Loss of grade 3b	Mostly loss of grade 3b with small loss of grade 2.	loss of grade 3b
soils and the most efficent use land	subject to contamination or other ground condition issues? [Q12] Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13] Is the development within or does it impact on a mineral safeguarding area?	cleaning up of site. Loss of grade 3b	Mostly loss of grade 3b with small loss of grade 2.	loss of grade 3b
soils and the most efficent use land	subject to contamination or other ground condition issues? [Q12] Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13] Is the development within or does it impact on a mineral safeguarding area?	cleaning up of site. Loss of grade 3b	Mostly loss of grade 3b with small loss of grade 2.	loss of grade 3b
soils and the most efficent use land	subject to contamination or other ground condition issues? [Q12] Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13] Is the development within or does it impact on a mineral safeguarding area?	cleaning up of site. Loss of grade 3b	Mostly loss of grade 3b with small loss of grade 2.	loss of grade 3b
soils and the most efficent use land	subject to contamination or other ground condition issues? [Q12] Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13] Is the development within or does it impact on a mineral safeguarding area?	cleaning up of site. Loss of grade 3b	Mostly loss of grade 3b with small loss of grade 2.	loss of grade 3b
soils and the most efficent use land	subject to contamination or other ground condition issues? [Q12] Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13] Is the development within or does it impact on a mineral safeguarding area?	cleaning up of site. Loss of grade 3b	Mostly loss of grade 3b with small loss of grade 2.	loss of grade 3b
soils and the most efficent use land	subject to contamination or other ground condition issues? [Q12] Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13] Is the development within or does it impact on a mineral safeguarding area?	cleaning up of site. Loss of grade 3b	Mostly loss of grade 3b with small loss of grade 2.	loss of grade 3b
soils and the most efficent use land	subject to contamination or other ground condition issues? [Q12] Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13] Is the development within or does it impact on a mineral safeguarding area?	cleaning up of site. Loss of grade 3b	Mostly loss of grade 3b with small loss of grade 2.	loss of grade 3b Sand and Gravel Mineral Safeguarding Area
soils and the most efficent use land	subject to contamination or other ground condition issues? [Q12] Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13] Is the development within or does it impact on a mineral safeguarding area? [Q14]	cleaning up of site. Loss of grade 3b no issues	Mostly loss of grade 3b with small loss of grade 2. sand & Gravel 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	Ioss of grade 3b Sand and Gravel Mineral Safeguarding Area The site is adjacent to the GI and could have a potent negative impact but may provide an opportunity thro careful design and landscaping to improve the
soils and the most efficent use land [SA4]	subject to contamination or other ground condition issues? [Q12] Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13] Is the development within or does it impact on a mineral safeguarding area? [Q14]	cleaning up of site. Loss of grade 3b no issues 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	Mostly loss of grade 3b with small loss of grade 2. sand & Gravel The site is within the GI and could have a potential negative impact but may provide an opportunity through	loss of grade 3b Sand and Gravel Mineral Safeguarding Area The site is adjacent to the GI and could have a potent negative impact but may provide an opportunity thro
soils and the most efficent use land [SA4]	subject to contamination or other ground condition issues? [Q12] Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13] Is the development within or does it impact on a mineral safeguarding area? [Q14] Is there scope to develop or improve green infrastructure through the development? [Q15] Is the site prominent in	Cleaning up of site. Loss of grade 3b no issues 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 set behind existing residential development so is fairly well	Mostly loss of grade 3b with small loss of grade 2. sand & Gravel 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 Some prominence in views toward settlement due to loss	Ioss of grade 3b Sand and Gravel Mineral Safeguarding Area The site is adjacent to the GI and could have a potent negative impact but may provide an opportunity throcareful design and landscaping to improve the environment Development on the site would have some prominence.
soils and the most efficent use land [SA4]	subject to contamination or other ground condition issues? [Q12] Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13] Is the development within or does it impact on a mineral safeguarding area? [Q14] Is there scope to develop or improve green infrastructure through the development? [Q15]	Cleaning up of site. Loss of grade 3b no issues 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 set behind existing residential development so is fairly well	Mostly loss of grade 3b with small loss of grade 2. sand & Gravel 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 Some prominence in views toward settlement due to loss	Ioss of grade 3b Sand and Gravel Mineral Safeguarding Area The site is adjacent to the GI and could have a potent negative impact but may provide an opportunity throcareful design and landscaping to improve the environment Development on the site would have some prominence.
soils and the most efficent use land [SA4]	subject to contamination or other ground condition issues? [Q12] Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13] Is the development within or does it impact on a mineral safeguarding area? [Q14] Is there scope to develop or improve green infrastructure through the development? [Q15] Is the site prominent in any significant views towards a settlement?	Loss of grade 3b No issues 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 set behind existing residential development so is fairly well screened by existing development and vegetation. Development would not be	Mostly loss of grade 3b with small loss of grade 2. sand & Gravel 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 Some prominence in views toward settlement due to loss of open countryside which provides setting to this part of	Ioss of grade 3b Sand and Gravel Mineral Safeguarding Area The site is adjacent to the GI and could have a potent negative impact but may provide an opportunity thro careful design and landscaping to improve the environment Development on the site would have some prominence.
soils and the most efficent use land [SA4]	subject to contamination or other ground condition issues? [Q12] Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13] Is the development within or does it impact on a mineral safeguarding area? [Q14] Is there scope to develop or improve green infrastructure through the development? [Q15] Is the site prominent in any significant views towards a settlement?	Loss of grade 3b No issues 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 set behind existing residential development so is fairly well screened by existing development and vegetation. Development would not be	Mostly loss of grade 3b with small loss of grade 2. sand & Gravel 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 Some prominence in views toward settlement due to loss of open countryside which provides setting to this part of	Ioss of grade 3b Sand and Gravel Mineral Safeguarding Area The site is adjacent to the GI and could have a potent negative impact but may provide an opportunity thro careful design and landscaping to improve the environment Development on the site would have some prominence.
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soils and the most efficent use land [SA4]	subject to contamination or other ground condition issues? [Q12] Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13] Is the development within or does it impact on a mineral safeguarding area? [Q14] Is there scope to develop or improve green infrastructure through the development? [Q15] Is the site prominent in any significant views towards a settlement? [Q16]	Loss of grade 3b No issues 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 set behind existing residential development so is fairly well screened by existing development and vegetation. Development would not be	Mostly loss of grade 3b with small loss of grade 2. sand & Gravel 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 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.	The site is adjacent to the GI and could have a potent negative impact but may provide an opportunity thro careful design and landscaping to improve the environment Development on the site would have some prominent when approaching Raskelf from the east.
soils and the most efficent use land [SA4]	subject to contamination or other ground condition issues? [Q12] Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13] Is the development within or does it impact on a mineral safeguarding area? [Q14] Is there scope to develop or improve green infrastructure through the development? [Q15] Is the site prominent in any significant views towards a settlement? [Q16]	Cleaning up of site. Loss of grade 3b no issues 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 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.	Mostly loss of grade 3b with small loss of grade 2. sand & Gravel 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 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 at the proposed scale and location would have adverse impact on character and form of settlement. It is adjacent to development limits but	Ioss of grade 3b Sand and Gravel Mineral Safeguarding Area The site is adjacent to the GI and could have a potent negative impact but may provide an opportunity thro careful design and landscaping to improve the environment Development on the site would have some prominent when approaching Raskelf from the east.
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To provide a good quality built	subject to contamination or other ground condition issues? [Q12] Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13] Is the development within or does it impact on a mineral safeguarding area? [Q14] Is there scope to develop or improve green infrastructure through the development? [Q15] Is the site prominent in any significant views towards a settlement? [Q16]	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 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. Whilst the site is partly adjacent to existing built development, development at the proposed scale and location would have negative impact on character and	Mostly loss of grade 3b with small loss of grade 2. sand & Gravel 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 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 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	Ioss of grade 3b Sand and Gravel Mineral Safeguarding Area The site is adjacent to the GI and could have a potent negative impact but may provide an opportunity thro careful design and landscaping to improve the environment Development on the site would have some prominent when approaching Raskelf from the east. 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 than the safe and the s
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To provide a good quality built environment.	subject to contamination or other ground condition issues? [Q12] Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13] Is the development within or does it impact on a mineral safeguarding area? [Q14] Is there scope to develop or improve green infrastructure through the development? [Q15] Is the site prominent in any significant views towards a settlement? [Q16]	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 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. Whilst the site is partly adjacent to existing built development, development at the proposed scale and location would have negative impact on character and	Mostly loss of grade 3b with small loss of grade 2. sand & Gravel 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 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 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	The site is adjacent to the GI and could have a poten negative impact but may provide an opportunity throcareful design and landscaping to improve the environment Development on the site would have some prominent when approaching Raskelf from the east. 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 sporadic development having a poor relat

	Site ID	ALT/E/071/003	ALT/E/093/003	ALT/E/122/003
ā	Sub Area Is the development in	Easingwold no issues	Easingwold no issues	Easingwold no issues
	an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? [Q18]		.io isaacs	
	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
	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 naturare not known at present.
	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 Flood Zone 1, with minimal or no risk from surface wa flooding. The Strategic Flood Risk Assessment recommends that the development may be permitted flood risk grounds. Further investigation may be requiby the developer and the council should be consulted 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 Flood Zone 1, with minimal or no risk from surface we flooding. The Strategic Flood Risk Assessment recommends that the development may be permitted flood risk grounds. Further investigation may be requiped to whether a Flood Risk Assessment may be required
To ensure all evelopment is resilient o climate change and reduce the risk of flooding [SA7]	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 an 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 the development may be permitted on flood risk grounds. Further investigation may be required by th 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 ne 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
	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
	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
	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?	not known	not known	not known
	Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	HE do not identify any issues	HE: no issues	HE: no issues
	[Q32] 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?	HE do not identify any issues	HE: no issues	HE: no issues

	Site ID	ALT/E/071/003	ALT/E/093/003	ALT/E/122/003
	Sub Area	Easingwold		
g To provide a mix of housing types and	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.	Easingwold All sites that are put forward for residential development will be expected to meet policies on size type and tenure.	
tenures [SA11]	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? [O36]	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 meet policies on affordable housing
fear of crime & the	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 design
	Is there scope to safeguard land for future expansion of a business?	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
siness Considerations [SA13 & SA14]	What type of jobs or apprenticeships will be created?	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
	Is there potential for a suitable access to a highway? [Q42]	Access may be achieveable 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 developer would need to demonstrate that a safe and suitable access can be achieved.
phway Considerations	Will off site work be required and what will the impact be on viability?	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?	Highways to advise	Highways to advise	Highways to advise
	[044] 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.

	Site ID	ALT/E/131/018	ALT/E/131/019
.ve	Sub Area	Easingwold	Easingwold
Sustainability Objective	Parish	Shipton Main Street Garage Site and Fields to Rear	Shipton Newton House Yard Newton House, Main Street, Ship by Beningbrough York
<u>i</u> t.	Address		
inabil	Current Use	Garage and Open Fields	Storage/ garaging/buildings.
Sustai	Preferred Use	Housing	Housing
σ,	Site Size (HA)	3.46 ha	0.15 ha
	Total Dwellings Would the development	100 NE state: Clifton Ings And Rawcliffe Meadows SSSI within 7km.	Potentially 5 houses. Initial thoughts are for bungalow for Mr & Mrs Wood NE state: Clifton Ings And Rawcliffe Meadows SSSI within 7km.
	impact on nationally and internationally	Concern if discharge of water/liquid waste to ground/surface water is more than 20m³/day	Concern if discharge of water/liquid waste to ground/surface water is more t 20m³/day
	protected sites (SSSI,SINCs) in close		
	proximity to the site? [Q1]		
o Protect and enhance pio-diversity and geo- diversity	Does the site have any biodiversity issues?	Awaiting Information - to be Completed	Awaiting Information - to be Completed
[SA1]	[Q2] Would the development	no issues	no issues
	impact on a local nature reserve?		10 133253
	Are there any TPO trees on the site?	no issues	no issues
	[Q4]		
o Protect and enhance	Is the site within a source protection zone		
ater and reduce water consumption	1, 2 or 3? [Q5]		
[SA2]	Will the development	All residential development should address energy efficiency and sustainable building	All residential development should address energy efficiency and sustainable
	promote low and zero carbon technologies and	practices in line with relevant national standards	building practices in line with relevant national standards.
	renewable sources? [Q6]		
	Is there links to	The site is split between Burrell's Lane but submitted as one development proposal	Site boundary does not identify access to highway and so there are no links to
	footpaths and cycle routes?		pavements. Public Right of Way is in fairly close proximity to site. No cycle revident.
	[Q7]	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	
o protect and improve air quality and reduce		site. No cycle route evident	
climate change	Is there potential for new links to footpaths	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 pavem Public Right of Way is in fairly close proximity to site. No cycle route evident.
o ensure all groups of the population have	and cycle routes? [Q8]	, , , , , , , , , , , , , , , , , , , ,	
facilities			
[SA3 & SA9]			
	Is there access to superfast broadband	yes	yes
	service? [Q9]		
	Does the site have good connectivity to the		
	following services and facilities?	Awaiting Information	Awaiting Information
	[Q10]		
	use brownfield land?	The majority of the site is greenfield. Part of the site (around 25%) fronting Main Street is brownfield.	Majority of site is brownfield
	[Q11]		
	Is the site potentially subject to	no issues	no issues
	contamination or other ground condition		
	issues? [Q12] Would there be loss of	1	
	best and most versatile agricultural land (Grade	Loss of grade 3b	not in agricultural use
	1,2 or 3a)? [Q13]		
o protect and enhance	Is the development	no issues	no issues
soils and the most efficent use land	within or does it impact on a mineral		io issues
[SA4]	safeguarding area? [Q14]		
	Is there scope to	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
	develop or improve green infrastructure		GI
	through the development?		
	[Q15] Is the site prominent in	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	significant views towards the settlement
	[Q16]	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.	
	What is the impact on	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	adjacent to an existing nousing allocation
	settlement?		
To provide a read	[Q17]	settlement.	
To provide a good quality built environment.			
quality built environment.			

	Site ID	ALT/E/131/018	ALT/E/131/019
ē	Sub Area Is the development in an area where noise,	Easingwold 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	Easingwold No apparent issues
	dust light or smell is likely to cause nuisance	proximity to Main Street (A19).	
	to new or existing residents?		
	[Q18]		
	Is the proposed	The main of the site sits behind existing residential development and is away from	No apparent issues
	site appropriate to the	the highway. Noise mitigation may need to be considered for any new dwellings in proximity to Main Street (A19).	
	land uses of the surrounding land (north, south, east,		
	west)? [Q19]		
o reduce level of waste	Will the development contain individual /	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.
	communal site facilities / infrastructure?	exact type and nature are not known at present.	exact type and nature are not known at present.
[SA6]	[Q20] Is part of the site or	Strategic Flood Risk Assessment states site is entirely in Flood Zone1	Strategic Flood Risk Assessment states site is entirely in Flood Zone 1
	whole site in Flood Zone 2		Strategic Flood Risk Assessment states site is entirely in Flood Zone i
	[Q22]		
	Is part of the site or whole site in Flood Zone	Strategic Flood Risk Assessment states site is entirely in Flood Zone1	Strategic Flood Risk Assessment states site is entirely in Flood Zone 1
	3 [Q21]		
		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	
	flooding? [Q23]	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.	from surface water flooding.
reduce the risk of flooding			
[SA7]			
	Will development increase the risk of	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
	flooding? [Q24]		Assessment recommends that the development may be permitted on flood risk grounds. Further investigation may be required by the developer and the counc
			should be consulted as to whether a Flood Risk Assessment may be required.
		Strategic Flood Risk Assessment states Flood Risk Assessment is required and this	Strategic Flood Risk Assessment states Flood Risk Assessment may be required
	of flooding be mitigated? [Q25]	will determine the nature and scope of any mitigation.	and this will determine the nature and scope of any mitigation.
To maintain & enhance	Does the site have a	NE: no issues	NE: no issues
	negative impact on the setting of the National Park or AONB?		
[SA8]	[Q26]	HE do not identify any issues	HE do not identify any issues
	Conservation Area? [Q27]		
		HE do not identify any issues	HE do not identify any issues
	affect the character and appearance of the Conservation Area?		
	[Q28]	HE do not identify any issues	HE: The Dawnay Arms adjacent to this site is a Grade II Listed Building. See
	affect the setting and/or significance of a		Comment C.
	Listed Building? [Q29]		
	Will the development of	no issues	no issues
	the site affect non- designated heritage assets?		
	[Q30]		
	impact sites of	not known	not known
To preserve and where enhance the historic	archaeological importance?		
environment and improve understanding of local cultural heritage	[Q31]		
[SA10]			
	Will the development of the site affect a	HE do not identify any issues	HE do not identify any issues
	Registered Historic Park and Garden or		
	Registered Battlefield? [Q32]		
	Will development of the site affect the setting of		no issues
	an elevated conservation area?		
	[Q33]		
	Would development	HE do not identify any issues	HE do not identify any issues
	affect the setting of a Scheduled Ancient		
	Monument? [Q34]		

	C:+~ ID	ALT /5 /424 /049	ALT/F/424/040
	Site ID	ALT/E/131/018	ALT/E/131/019
	Sub Area Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people? [Q35]	Easingwold All sites that are put forward for residential development will be expected to meet policies on size type and tenure.	Easingwold All sites that are put forward for residential development will be expected to mopolicies on size type and tenure.
[5611]	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?	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 .
o reduce crime & the		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 consideri the principles of secure by design
	Is there scope to safeguard land for future expansion of a business?	proposal for residential development	proposal for residential development
	How many direct jobs will be created as a result of development? [O39]	proposal for residential development	proposal for residential development
[SA13 & SA14]	What type of jobs or apprenticeships will be created? IO401 Will the proposed	proposal for residential development proposal for residential development	proposal for residential development proposal for residential development
	development enable expansion of an existing site or business? [Q41]		
	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 pul expense. = red
ghway Considerations	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
		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.	However, the site boundary does not identify direct connection/frontage to a

	Site ID	ALT/E/131/020	ALT/E/144/011
e v	Sub Area	Easingwold	Easingwold
bjecti	Parish	Shipton Smaller Version of Site E/131/001	Sutton-on-the-Forest
Sustaina bility Objective	Address		Newton House Farmstead Forest Lodge Sutton-on-the-Forest
ainab	Current Use	See E/131/001 for details	Argricultural
Susta	Preferred Use	Housing	Housing
	Site Size (HA) Total Dwellings	0.41ha	1.42 ha 15
	ŭ	NE state: Clifton Ings And Rawcliffe Meadows within 5km.	NE: no issues
	and internationally protected sites (SSSI,SINCs) in close proximity to the site?	Concern if discharge of water/liquid waste to ground/surface water is more than 20m³/day	
Fo Protect and enhance bio-diversity and geo- diversity [SA1]	Does the site have any biodiversity issues?	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]		no issues
Fo Protect and enhance vater and reduce water consumption [SA2]	Is the site within a source protection zone 1, 2 or 3? [Q5]		
	Will the development promote low and zero carbon technologies and renewable sources?	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 sustainabuilding 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 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 Rig Way is in close proximity of site. No cycle route evident.
o protect and improve air quality and reduce climate change	Is there potential for	There are pavements in close proximity to the site. Site fronts.	There is a link to pavements within the adjacent residential area. Public R
To ensure all groups of the population have access to adequate facilities [SA3 & SA9]			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?	yes	yes
	IQ91 Does the site have good connectivity to the following services and	Awaiting Information	Awaiting Information
	facilities? [Q10]	-	
	Will the development re- use brownfield land? [Q11]	Part brownfield, part greenfield	greenfield
	Is the site potentially subject to contamination or other ground condition	no issues	no issues
	issues? [012] Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)?	loss of grade 3b	Loss of grade 3b
	[Q13]		
To protect and enhance soils and the most efficent use land [SA4]	Is the development within or does it impact on a mineral safeguarding area? [Q14]	Brick Clay	no issues
	Is there scope to develop or improve green infrastructure through the development?	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
	[Q15] 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 at there is hedgerow and trees which provide screening from York road whe approaching the settlement. However, there would be some visibility of housing development when approaching the settlement from Huby road, the proposed new road access to the site along the western edge of the swill be prominent in views towards the settlement. Development of the swould result in loss of open countryside which is currently a key view into settlement and forms part of the landscape setting for Sutton Park, sched monument, listed buildings and Conservation Area.
	settlement?	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 part of the character of the settlement and forms part of the landscape se
To provide a good quality built environment. [SA5]	[017]		for former parkland of the Grade I Listed Sutton Park (non-designated pa and garden) with number of Grade II Listed Buildings in its grounds, Sutt Hall Ice House Scheduled Monument and Sutton on the Forest Conserval Area. The hedgerow along the western edge of the existing built form (w the new road is proposed) is a prominent feature on the landscape and a impact or removal of thiswould have negative impact on landscape.

	Site ID Sub Area	ALT/E/131/020 Easingwold	ALT/E/144/011 Easingwold
ē	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.
oreduce 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 was the exact type and nature are not known at present.
	Is part of the site or whole site in Flood Zone 2 [Q22]		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 Zone1
To ensure all levelopment is resilient to climate change and reduce the risk of flooding [SA7]	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 wate 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?		Strategic Flood Risk Assessment states site is entirely in Flood Zone1 and a 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 a this will determine the nature and scope of any mitigation.
To maintain & enhance he 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
	Is the development in a Conservation Area?	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 harr elements which contribute to the significance of the Conservation Area. Sec Comments (d)
	Would development affect the character and appearance of the Conservation Area?	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)
		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
To preserve and where enhance the historic environment and improve understanding of local cultural heritage [SA10]	Would development impact sites of archaeological importance?	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
	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

	Site ID	ALT/E/131/020	ALT/E/144/011
g.	Sub Area	Easingwold	Easingwold
To provide a mix of housing types and	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.
tenures [SA11]	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? [O36]	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
Fo reduce crime & the fear of crime [SA12]		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
	Is there scope to safeguard land for future expansion of a business?	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
Business Considerations [SA13 & SA14] [SA13 & SA14] [SA14] [SA15] [What type of jobs or apprenticeships will be created? [040]	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
	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 zo 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.
Highway Considerations	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 zo 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 ke part of the character of the settlement and forms part of the landscape setti 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 Monumer 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 a access of acceptable standards to be formed onto the public highway via Newton Farm Court. Not a Preferred Site.

	Site ID	ALT/E/153/007	ALT/E/162/013
S e	Sub Area	Easingwold	Easingwold
Sustainability Objective	Parish	Tholthorpe	Tollerton
ility 0	Address	Pond View Farm , Tholthorpe York YO61 1SL	Land to North of Aine Road, Tollerton Aine Road , Tollerton
ainab	Current Use	Poultry Sites and ex RAF WW2 dilapidated buildings	Rough Pasture - Not in Use
Susta	Preferred Use	Housing / Recreation	Housing
	Site Size (HA)	5.16 ha	0.75 ha 20
	Total Dwellings Would the development	An appriopiate amount in context of the scale and character of the village - with phased release NE: no issues	NE: no issues
	impact on nationally and internationally protected sites (SSSI,SINCs) in close proximity to the site? [Q1]		
o Protect and enhance bio-diversity and geo- diversity [SA1]		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]		no issues Trees protected by Tree Preservation Order are on boundary of site.
o Protect and enhance vater and reduce water consumption [SA2]	Is the site within a source protection zone 1, 2 or 3? [Q5]		
		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 relevant national standards
	Is there links to footpaths and cycle routes?	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 roa which the site fronts on to. Public Right of Way with village but no direct links to site. No cycle routes evident.
o protect and improve air quality and reduce climate change	Is there potential for	The site boundary does include access to road but there are no pavements in village to link	Potential to link with existing pavement that runs al
o ensure all groups of the population have access to adequate facilities [SA3 & SA9]		to. No cycle route evident. No Public Right of Way in proximity to site. Site has proximity to village centre.	Alne Road which site fronts onto. No cycle route evidence of the control of the cycle route evidence evidence of the cycle route evidence e
	Is there access to superfast broadband service?	yes	yes
	Does the site have good connectivity to the following services and facilities? [Q10]	Awaiting Information	Awaiting Information
	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?	no issues	no issues
	[Q12] 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
o protect and enhance soils and the most efficent use land [SA4]	Is the development within or does it impact on a mineral safeguarding area? [Q14]	Sand and Gravel and Clay	sand and gravel
	Is there scope to develop or improve green infrastructure through the development?	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 poter negative impact but may provide an opportunity thr careful design and landscaping to improve the environment
	[Q15] 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 los open countryside and impact on rural land scape se which is key to character of this part of the settlement conservation Area.
To provide a good quality built	settlement?	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. This adjacent to a detached property with open groung garden. A new development would not be in keepin with character of area and adjacent Conservation Al
environment. [SA5]			

	Site ID	ALT/E/153/007	ALT/E/162/013
ā	Sub Area Is the development in	Easingwold Site visit did reveal odour from neighbouring farms / poultry houses	Easingwold no issues
	an area where noise, dust light or smell is		
	likely to cause nuisance to new or existing		
	residents?		
	[[4]6]		
	Is the proposed	Site visit did reveal odour from neighbouring farms / poultry houses	no issues
	preferred use for the site appropriate to the	one role at a role of the first thought a smill great the position of the acceptance of the first the firs	
	land uses of the		
	surrounding land (north, south, east,		
	west)? [Q19]		
	Will the development	All new development will be expected to provide sufficient facilities for waste, the exact	All new development will be expected to provide
reduce level of waste oduced and ensure re-	contain individual / communal site facilities /	type and nature are not known at present	sufficient facilities for waste, the exact type and natu are not known at present.
use [SA6]	infrastructure? [Q20]		
	Is part of the site or	Northern and eastern fringe of site is in floodzone 2. The Strategic Flood Risk Assessment	Strategic Flood Risk Assessment states site is entirel
	whole site in Flood Zone 2	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	Flood Zone 1
	[Q22]	Zone 3 magnitudes in future due to climate change.	
	Is part of the site or whole site in Flood Zone	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	Strategic Flood Risk Assessment states site is entirel Flood Zone 1
	3 [Q21]	development footprint currently within Flood Zone 2 could potentially increase to Flood Zone 3 magnitudes in future due to climate change.	
	[42.1]	Zone o magnitudes in rulaire due to climate change.	
	Does the site have a history of surface water	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	Mapping layers do no show evidence of surface wate flooding on site. Some susceptibility on Alne road
To ensure all evelopment is resilient	flooding? [Q23]	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	evident which site fronts on to. Strategic Flood Risk Assessment states site is entirely in Flood Zone 1, w
o climate change and reduce the risk of		Flood Risk Assessment or site specific Flood Risk Assessment.	minimal or no risk from surface water flooding.
flooding [SA7]			
	Will development increase the risk of	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	Strategic Flood Risk Assessment states site is entire Flood Zone 1, with minimal or no risk from surface w
	flooding? [Q24]	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	flooding. The Strategic Flood Risk Assessment recommends that the development may be permitted
		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	flood risk grounds. Further investigation may be req by the developer and the council should be consulted
		Assessment. The majority of the area proposed for housing is outside the flood zone.	to whether a Flood Risk Assessment may be required
	Can any increase in risk	The Strategic Flood Risk Assessment recommends that there is a review of site layout and /	Strategic Flood Risk Assessment states Flood Risk
	of flooding be mitigated?	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	Assessment may be required and this will determine nature and scope of any mitigation.
	[Q25]	mitigation.	
	[423]		
	[425]		
o maintain & enhance	Does the site have a	NE: no issues	NE: no issues
o maintain & enhance e character of AONB & National Park	Does the site have a negative impact on the setting of the National	NE: no issues	NE: no issues
	Does the site have a negative impact on the	NE: no issues	NE: no issues
e character of AONB & National Park	Does the site have a negative impact on the setting of the National Park or AONB? [Q26] Is the development in a	NE: no issues HE do not identify any issues	NE: no issues HE: no issues
e character of AONB & National Park	Does the site have a negative impact on the setting of the National Park or AONB? [Q26]		
e character of AONB & National Park	Does the site have a negative impact on the setting of the National Park or AONB? [CO26] Is the development in a Conservation Area?		
e character of AONB & National Park	Does the site have a negative impact on the setting of the National Park or AONB? [CO26] Is the development in a Conservation Area?	HE do not identify any issues	
e character of AONB & National Park	Does the site have a negative impact on the setting of the National Park or AONB? [Q26] Is the development in a Conservation Area? [Q27] Would development affect the character and		HE: no issues
e character of AONB & National Park	Does the site have a negative impact on the setting of the National Park or AONB? [Q26] Is the development in a Conservation Area? [Q27] Would development affect the character and appearance of the Conservation Area?	HE do not identify any issues	HE: no issues
e character of AONB & National Park	Does the site have a negative impact on the setting of the National Park or AONB? [Q26] Is the development in a Conservation Area? [Q27] Would development affect the character and appearance of the Conservation Area? [Q28] Would development	HE do not identify any issues HE do not identify any issues The proposal includes housing development adjacent to the grade II listed building and	HE: no issues
e character of AONB & National Park	Does the site have a negative impact on the setting of the National Park or AONB? [O26] Is the development in a Conservation Area? [O27] Would development affect the character and appearance of the Conservation Area? [O28] Would development affect the setting and/or significance of a	HE do not identify any issues HE do not identify any issues 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	HE: no issues HE: no issues
e character of AONB & National Park	Does the site have a negative impact on the setting of the National Park or AONB? [Q26] Is the development in a Conservation Area? [Q27] Would development affect the character and appearance of the Conservation Area? [Q28] Would development affect the setting	HE do not identify any issues HE do not identify any issues 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	HE: no issues HE: no issues
e character of AONB & National Park	Does the site have a negative impact on the setting of the National Park or AONB? [O26] Is the development in a Conservation Area? [O27] Would development affect the character and appearance of the Conservation Area? [O28] Would development affect the setting and/or significance of a Listed Building? [O29]	HE do not identify any issues HE do not identify any issues 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 HE: no issues HE: no issues
e character of AONB & National Park	Does the site have a negative impact on the setting of the National Park or AONB? [Q26] Is the development in a Conservation Area? [Q27] Would development affect the character and appearance of the Conservation Area? [Q28] Would development affect the setting and/or significance of a Listed Building? [Q29] Will the development of the site affect non-	HE do not identify any issues HE do not identify any issues 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 HE: no issues
e character of AONB & National Park	Does the site have a negative impact on the setting of the National Park or AONB? [O26] Is the development in a Conservation Area? [O27] Would development affect the character and appearance of the Conservation Area? [O28] Would development affect the setting and/or significance of a Listed Building? [O29] Will the development of the site affect non-designated heritage assets?	HE do not identify any issues HE do not identify any issues 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 HE: no issues HE: no issues
e character of AONB & National Park	Does the site have a negative impact on the setting of the National Park or AONB? [Q26] Is the development in a Conservation Area? [Q27] Would development affect the character and appearance of the Conservation Area? [Q28] Would development affect the setting and/or significance of a Listed Building? [Q29] Will the development of the site affect nondesignated heritage	HE do not identify any issues HE do not identify any issues 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 HE: no issues HE: no issues
e character of AONB & National Park	Does the site have a negative impact on the setting of the National Park or AONB? [Q26] Is the development in a Conservation Area? [Q27] Would development affect the character and appearance of the Conservation Area? [Q28] Would development affect the setting and/or significance of a Listed Building? [Q29] Will the development of the site affect nondesignated heritage assets? [Q30]	HE do not identify any issues HE do not identify any issues 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 HE: no issues HE: no issues
e character of AONB & National Park [SA8]	Does the site have a negative impact on the setting of the National Park or AONB? [Q26] Is the development in a Conservation Area? [Q27] Would development affect the character and appearance of the Conservation Area? [Q28] Would development affect the setting and/or significance of a Listed Building? [Q29] Will the development of the site affect non-designated heritage assets? [Q30] Would development impact sites of archaeological	HE do not identify any issues 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). no issues	HE: no issues HE: no issues no issues
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	Site ID	ALT/E/153/007	ALT/E/162/013
	Sub Area		
To provide a mix of housing types and	Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people? [Q35]	Easingwold All sites that are put forward for residential development will be expected to meet policies on size type and tenure.	Easingwold All sites that are put forward for residential developm will be expected to meet policies on size type and ten
tenures [SA11]	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? [O36]	All sites above the current threshold will be assumed to meet policies on affordable housing	All sites above the current threshold will be assumed meet policies on affordable housing
o reduce crime & the fear of crime [SA12]	Will the site incorporate	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 design
	Is there scope to safeguard land for future expansion of a business?	proposal for residential, tennis courts and play ground	proposal for residential development
	How many direct jobs will be created as a result of development?	proposal for residential, tennis courts and play ground	proposal for residential development
usiness Considerations [SA13 & SA14]	What type of jobs or apprenticeships will be created?	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
	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 wo need to demonstrate a safe and suitable access can be achieved onto Alne Road. = amber
ghway Considerations	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 determine if and what off site works required. = amb
	Is there sufficient capacity in the highway network to accommodate the development?	Highways to advise	Highways to advise
	[044] SITE SUMMARY	Other Settlement - Not Allocated	The site would have prominence in significant views towards the settlement. The site would result in loss open countryside and impact on rural land scape settl which is key to character of this part of the settlement and Conservation Area. Not a Preferred Site.

Sustaina bility Objective	Sub Area	Marchallana.	
jecti		Northallerton	Northallerton
Ω	Parish	Brompton	Brompton
O Hity O	Address	OS Field No 2956 Little lane Brompton Northallerton	OS Field No 2565 Little lane Brompton Northallerton
inabi	Current Use	Grass Field	Grass Field
Susta	Preferred Use	Housing	Housing
	Site Size (HA)	0.33 3 - 4	3 to 5
	Would the development		NE: no issues
	impact on nationally and internationally protected sites (SSSI,SINCs) in close proximity to the site? [Q1]		
Fo Protect and enhance bio-diversity and geodiversity [SA1]	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]		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]		
	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.
Fo protect and improve	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. Ther 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 proxin to pavements which link into the village centre but limited potential to extend pavements to site due to trees & vegetation and narrow road s verges. Highways to advise. There are no apparent cycle routes.
air quality and reduce climate change To ensure all groups of the population have access to adequate facilities [SA3 & SA9]	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 t site on Little Lane due to narrow road side verges and heavy foliage / vegetation. Highways would need to advise. No apparent links to cycl routes.
	Is there access to	yes	yes
	superfast broadband service? [Q9] Does the site have good		
	connectivity to the following services and facilities? [Q10]	Awaiting Information	Awaiting Information
	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
		Loss of grade 3b	Loss of grade 3b
Fo protect and enhance soils and the most efficent use land [SA4]	Is the development within or does it impact on a mineral safeguarding area? [O14]	no issues	no issues
	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 by may provide an opportunity through careful design and landscaping to improve the environment
		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. site is set away from Stokesley road and due to the gradient of the lar the site has limited visibility
To provide a good quality built environment. [SA5]	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 existing form of the settlement as it would be at the opposite side of L Lane which currently marks the edge of the main built form (linear pattern). This part of the settlement is characterised by larger and fed detached properties and retains large green spaces and farmland. Site adjacent to Brompton Beck corridor which is identified as a key featur 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 Settlemen Character Study (2016). The proposal is only for 3-5 dwellings but this

	Site ID	ALT/N/020/005	ALT/N/020/006
ā	Sub Area Is the development in	Northallerton The road fronts onto Stokesley Road which is a main road into	Northallerton no issues
	an area where noise, dust light or smell is	Northallerton from the A19 and therefore mitigation of noise may need to be considered	
	likely to cause nuisance to new or existing residents?		
	[Q18]		
	Is the proposed preferred use for the site appropriate to the	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 propouse is not going to be appropriate in this location
	land uses of the surrounding land	De Constaer eu	
	(north, south, east, west)?		
	[Q19]		
o reduce level of waste	Will the development contain individual / communal site facilities /	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.
oduced and ensure re- use [SA6]	infrastructure?		
[3/0]	Is part of the site or	Strategic Flood Risk Assessment states site is entirely in Flood Zone 1	Flood zone 2 extends across the majority of the site.
	whole site in Flood Zone 2		The Strategic Flood Risk Assessment states that the flood risk in parts of the development footprint currently within FZ2 could potentially increase.
	[Q22]		to FZ3 magnitudes in future due to climate change.
	Is part of the site or whole site in Flood Zone	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
	3 [Q21]		file strategic roots has 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 magnitude.
			in future due to climate change.
	Does the site have a	Mapping layers do not show evidence of surface water flooding. Strategic	Site is on gradient which slopes down to Brompton Beck. Mapping laye
To ensure all evelopment is resilient	flooding?	Flood Risk Assessment states site is entirely in Flood Zone 1, with minimal or no risk from surface water flooding.	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 Fl
to climate change and reduce the risk of	[Q23]		Risk Assessment recommends that there is a review of site layout and design and that this should be informed by a Level 2 Strategic Flood Ris
flooding [SA7]			Assessment or site specific Flood Risk Assessment.
	Will development	Strategic Flood Bick Assessment states site is entirely in Flood Zone 4	The Strategic Flood Dick Assessment states that a small most of the site
	increase the risk of flooding?	Strategic Flood Risk Assessment states site is entirely in Flood Zone 1, with minimal or no risk from surface water flooding. The Strategic Flood Risk Assessment recommends that the development may be permitted on	The Strategic Flood Risk Assessment states that a small part of the site falls within F23b. The flood risk in parts of the development footprint currently within F22 could potentially increase to F23 magnitudes in full
	[Q24]	flood risk grounds. Further investigation may be required by the	due to climate change. The Strategic Flood Risk Assessment recommen that there is a review of site layout and / or design and that this should
		Assessment may be required.	informed by a Level 2 Strategic Flood Risk Assessment or site specific Flood Risk Assessment.
		Flood Risk Assessment may be required and this will determine the	The Strategic Flood Risk Assessment recommends that there is a review
	of flooding be mitigated? [Q25]	nature and scope of any mitigation.	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.
	[025]		This will determine the nature and scope of any mitigation.
	Does the site have a	NE: no issues	NE: no issues
o maintain & enhance ne character of AONB &	negative impact on the setting of the National		
National Park [SA8]	Park or AONB? [Q26]		
	Conservation Area?	HE do not identify any issues	HE: This site adjoins the boundary of the Brompton Conservation Area.
	[Q27]		
	Would development affect the character and	HE do not identify any issues	HE: This site adjoins the boundary of the Brompton Conservation Area loss of this open area and its subsequent development could harm
	appearance of the Conservation Area?		See Comments (d)
	Conservation Area? [Q28] Would development	HE do not identify any issues	elements which contribute to the significance of the Conservation Area. See Comments (d) HE do not identfy any issues
	Conservation Area? [Q28] Would development affect the setting and/or significance of a Listed Building?	HE do not identify any issues	See Comments (d)
	Conservation Area? [Q28] Would development affect the setting and/or significance of a	HE do not identify any issues	See Comments (d)
	Conservation Area? [Q28] Would development affect the setting and/or significance of a Listed Building? [Q29] Will the development of		See Comments (d)
	Conservation Area? [Q28] Would development affect the setting and/or significance of a Listed Building? [Q29] Will the development of the site affect non- designated heritage		See Comments (d) HE do not identfy any issues
	Conservation Area? [Q28] Would development affect the setting and/or significance of a Listed Building? [Q29] Will the development of the site affect non-		See Comments (d) HE do not identfy any issues
	Conservation Area? [Q28] Would development affect the setting and/or significance of a Listed Building? [Q29] Will the development of the site affect non- designated heritage assets?		See Comments (d) HE do not identfy any issues
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enhance the historic environment and mprove understanding	Conservation Area? [Q28] Would development affect the setting and/or significance of a Listed Building? [Q29] Will the development of the site affect non- designated heritage assets? [Q30] Would development impact sites of archaeological	no issues	See Comments (d) HE do not identfy any issues
enhance the historic environment and	Conservation Area? [Q28] Would development affect the setting and/or significance of a Listed Building? [Q29] Will the development of the site affect non- designated heritage assets? [Q30] Would development impact sites of archaeological importance?	no issues	See Comments (d) HE do not identfy any issues
enhance the historic environment and mprove understanding f local cultural heritage	Conservation Area? [Q28] Would development affect the setting and/or significance of a Listed Building? [Q29] Will the development of the site affect non- designated heritage assets? [Q30] Would development impact sites of archaeological importance?	no issues	See Comments (d) HE do not identfy any issues
enhance the historic environment and mprove understanding f local cultural heritage	Conservation Area? [Q28] Would development affect the setting and/or significance of a Listed Building? [Q29] Will the development of the site affect non- designated heritage assets? [Q30] Would development impact sites of archaeological importance? [Q31]	no issues	See Comments (d) HE do not identfy any issues
enhance the historic environment and mprove understanding f local cultural heritage	Conservation Area? [Q28] Would development affect the setting and/or significance of a Listed Building? [Q29] Will the development of the site affect non- designated heritage assets? [Q30] Would development impact sites of archaeological importance? [Q31] Will the development of the site affect a Registered Historic Park	no issues Not Known HE do not identify any issues	See Comments (d) HE do not identfy any issues no not known
enhance the historic environment and mprove understanding f local cultural heritage	Conservation Area? [Q28] Would development affect the setting and/or significance of a Listed Building? [Q29] Will the development of the site affect non- designated heritage assets? [Q30] Would development impact sites of archaeological importance? [Q31] Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	no issues Not Known HE do not identify any issues	See Comments (d) HE do not identfy any issues no not known
enhance the historic environment and mprove understanding f local cultural heritage	Conservation Area? [Q28] Would development affect the setting and/or significance of a Listed Building? [Q29] Will the development of the site affect non- designated heritage assets? [Q30] Would development impact sites of archaeological importance? [Q31] Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? [Q32]	no issues Not Known HE do not identify any issues	See Comments (d) HE do not identfy any issues no not known HE do not identfy any issues
enhance the historic environment and mprove understanding f local cultural heritage	Conservation Area? [Q28] Would development affect the setting and/or significance of a Listed Building? [Q29] Will the development of the site affect non- designated heritage assets? [Q30] Would development impact sites of archaeological importance? [Q31] 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	no issues Not Known HE do not identify any issues	See Comments (d) HE do not identfy any issues no not known
enhance the historic environment and mprove understanding f local cultural heritage	Conservation Area? [Q28] Would development affect the setting and/or significance of a Listed Building? [Q29] Will the development of the site affect non- designated heritage assets? [Q30] Would development impact sites of archaeological importance? [Q31] 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?	no issues Not Known HE do not identify any issues	See Comments (d) HE do not identfy any issues no not known HE do not identfy any issues
enhance the historic environment and mprove understanding f local cultural heritage	Conservation Area? [Q28] Would development affect the setting and/or significance of a Listed Building? [Q29] Will the development of the site affect non- designated heritage assets? [Q30] Would development impact sites of archaeological importance? [Q31] 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	no issues Not Known HE do not identify any issues	See Comments (d) HE do not identfy any issues no not known HE do not identfy any issues
enhance the historic environment and mprove understanding f local cultural heritage	Conservation Area? [Q28] Would development affect the setting and/or significance of a Listed Building? [Q29] Will the development of the site affect non- designated heritage assets? [Q30] Would development impact sites of archaeological importance? [Q31] 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	no issues Not Known HE do not identify any issues	See Comments (d) HE do not identfy any issues no not known HE do not identfy any issues
enhance the historic environment and mprove understanding f local cultural heritage	Conservation Area? [Q28] Would development affect the setting and/or significance of a Listed Building? [Q29] Will the development of the site affect non- designated heritage assets? [Q30] Would development impact sites of archaeological importance? [Q31] 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]	no issues Not Known HE do not identify any issues no issues	See Comments (d) HE do not identfy any issues no not known HE do not identfy any issues no issues

	Site ID	ALT/N/020/005	ALT/N/020/006
	Sub Area	Northallerton	Northallerton
To provide a mix of housing types and	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.	
tenures [SA11]	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? [O36]	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 of affordable housing.
Fo reduce crime & the fear of crime [SA12]		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
	Is there scope to safeguard land for future expansion of a business?	proposal for residential use	proposal for residential development
usiness Considerations	How many direct jobs will be created as a result of development? [Q39]	proposal for residential use	proposal for residential development
(ISA13 & SA14]	What type of jobs or apprenticeships will be created? [040]	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
	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	
ighway Considerations	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?	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 bound 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 Be corridor which is identified as a key feature of spatial quality and chard place within Northallerton, Brompton and Romanby Draft Landscape Open Strategy (2016). Brompton Beck corridor in this area is identified that we sensitive Area and potential greenspace designation in Settlem Character Study (2016). The proposal is only for 3-5 dwellings but thi could still impact on the form and character of the settlement. The Strategic Flood Risk Assessment states that a small part of the site fall within Flood Zone 3b. This therefore reduces the developable area. The Strategic Flood Risk Assessment recommends that there is a review of layout and / or design and that this should be informed by a Level 2 Strategic Flood Risk Assessment or site specific Flood Risk Assessmen is possible that the site may fall below the allocation threshold of five dwellings. Not a Preferred Site.

	Site ID	ALT/N/020/007	ALT/N/042/009
ø	Sub Area	Northallerton	Northallerton
jectiv	Parish	Brompton Land to the rear of the Workshop Stokesley Road Brompton DLO 2DY	East Cowton Part of Field NZ3103 5002 Cross Rein Farm
op A	Address		
nabili		Curtilage to caravan site	Agriculture
Sustainability Objective	Current Use Preferred Use	Housing	Housing
S	Site Size (HA)	0.81 ha	0.39 ha
	Total Dwellings Would the development	12 NE: no issues	NE: no issues
	impact on nationally and internationally protected sites (SSSI,SINCs) in close proximity to the site?		
To Protect and enhance bio-diversity and geo-diversity	[Q1] Does the site have any biodiversity issues? [Q2]	Awaiting Information - to be Completed	Awaiting Information - to be Completed
[SA1]	Would the development impact on a local nature reserve? Are there any TPO trees on 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?		
[JAZ]	Will the development promote low and zero carbon technologies and renewable sources?	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?	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
To protect and improve air quality and reduce climate change	Is there potential for	Already footpath link into Northallerton. No Public Right of Way or	New pavements would need to be added to link to the existing pavements within the
To ensure all groups of the population have access to adequate facilities [SA3 & SA9]	new links to footpaths and cycle routes? [Q8]	cycle route link evident	village. Highways to advise. No cycle route evident
	Is there access to superfast broadband service?	yes	yes
	Does the site have good connectivity to the following services and facilities?	Awaiting Information	Awaiting Information
	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?	no issues	no issues
	[Q12] 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,
To protect and enhance soils and the most efficent use land [SA4]	Is the development within or does it impact on a mineral safeguarding area?	clay	no issues
	[Q14]		
	Is there scope to	The site is within the GI and could have a potential negative impact	The site is within the GI and could have a potential negative impact but may provid
	develop or improve green infrastructure through the development? [Q15]	but may provide an opportunity through careful design and landscaping to improve the environment	an opportunity through careful design and landscaping to improve the environment
	Is the site prominent in any significant views towards a settlement?	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 i site is on a slight slope. Development would result in loss of open countryside whi is currently prominent on the right of the highway when approaching the settlemen
To provide a good quality built	What is the impact on form and character of a settlement?	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 opposi existing built development (machinery business) and housing site at Bungalow Far 10/01716/FUL - for 45 units which has permission. Impact on form would therefo be limited. However, further loss of countryside and the rural setting which is currently prominent on the right, when approaching the settlement would impact o character.
environment. [SA5]			

	Site ID	ALT/N/020/007	ALT/N/042/009
ā	Sub Area Is the development in	Northallerton The road fronts onto Stokesley Road which is a main road into	Northallerton no issues
	an area where noise, dust light or smell is	Northallerton from the A19 and therefore mitigation of noise would need to be considered.	
	likely to cause nuisance to new or existing		
	residents? [Q18]		
	Is the proposed preferred use for the	The road fronts onto Stokesley Road which is a main road into Northallerton from the A19 and therefore mitigation of noise would	no issues
	site appropriate to the land uses of the	need to be considered.	
	surrounding land (north, south, east,		
	west)? [Q19]		
To reduce level of waste	Will the development contain individual /	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.
produced and ensure re- use	communal site facilities / infrastructure?		
[SA6]	[Q20]		Strategic Flood Risk Assessment states site is entirely in Flood Zone 1
	Is part of the site or whole site in Flood Zone 2	, and the second se	Strategic Flood Risk Assessment states site is entirely in Flood Zone 1
	[Q22]		
	Is part of the site or	Strategic Flood Risk Assessment states site is entirely in Flood Zone	Strategic Flood Risk Assessment states site is entirely in Flood Zone 1
	whole site in Flood Zone 3	1	
	[Q21]		
	Does the site have a	Mapping layers show part of northern edge of site is susceptible to	Mapping layers show there is an area susceptible to surface water flooding which
To ensure all		surface water flooding and also show that southern edge of site is susceptible to surface water flooding. A large area south of site is	adjoins the western edge of the site (where the site bounds the highway). The site i on slight gradient which slopes down to highway. Strategic Flood Risk Assessment
development is resilient to climate change and	[Q23]	susceptible to surface water flooding.	states site is entirely in Flood Zone 1, with minimal or no risk from surface water flooding.
reduce the risk of flooding [SA7]			
[567]			
	Will development increase the risk of	The Strategic Flood Risk Assessment recommends that the development may be permitted on flood risk grounds. Further	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
	flooding? [Q24]	investigation may be required by the developer and the council should be consulted as to whether a Flood Risk Assessment may be	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 and the cou
		required.	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
	Can any increase in risk	The Strategic Flood Risk Assessment recommends that the	The Strategic Flood Risk Assessment recommends that the development may be
	of flooding be mitigated?	development may be permitted on flood risk grounds. Further investigation may be required by the developer and the council	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 Assessmen
	[Q25]	should be consulted as to whether a Flood Risk Assessment may be required. This will determine the nature and scope of any mitigation.	may be required. This will determine the nature and scope of any mitigation.
	Does the site have a	NE: no issues	NE: no issues
To maintain & enhance the character of AONB &	negative impact on the setting of the National	NE: 110 ISSUES	NE: HO ISSUES
National Park [SA8]	Park or AONB? [Q26]		
	Is the development in a Conservation Area?	not in or adjacent to CA	No
	[Q27]		
	Would development affect the character and	HE: This site lies 100 metres from the boundary of the Brompton Conservation Area. The loss of this open area and its subsequent	HE: no issue identified
	appearance of the Conservation Area?	development could harm elements which contribute to the significance of the Conservation Area. See Comments (d)	
	[Q28] Would development affect the setting	HE do not identify any issues	HE: no issue identified
	and/or significance of a Listed Building?		
	[Q29]		
	Will the development of	no issues	no issues
	the site affect non- designated heritage assets?		
	[Q30]		
	Would development impact sites of	not known	not known
To preserve and where enhance the historic	archaeological importance?		
environment and improve understanding	[Q31]		
of local cultural heritage			
[SA10]			
		1	I and the second
	Will the development for	HE do not identify any issues	HE no issue identified
[SA10]	Will the development of the site affect a Registered Historic Park	HE do not identify any issues	HE: no issue identified
[SA10]	the site affect a Registered Historic Park and Garden or Registered Battlefield?		HE: no issue identified
[SA10]	the site affect a Registered Historic Park and Garden or Registered Battlefield? [Q32]		
[SA10]	the site affect a Registered Historic Park and Garden or Registered Battlefield? [Q32] Will development of the site affect the setting of		HE: no issue identified no issues
[SA10]	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?		
[SA10]	the site affect a Registered Historic Park and Garden or Registered Battlefield? [Q32] Will development of the site affect the setting of an elevated		
[SA10]	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		
[SA10]	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	no issues	no issues
[SA10]	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	no issues	no issues

	Site ID	ALT/N/020/007	ALT/N/042/009
g.	Sub Area	Northallerton	Northallerton
To provide a mix of housing types and	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.
tenures [SA11]	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?	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 .
Fo reduce crime & the fear of crime [SA12]	Will the site incorporate	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 principles of secure by design
	Is there scope to safeguard land for future expansion of a business?	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
usiness Considerations [SA13 & SA14]	What type of jobs or apprenticeships will be created? [040]	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
	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. Localise widening maybe required. Footway links from settlement to serve the site require Extend existing footway / street lighting. The developer would need to demonstrathat a suitable and safe access can be achieved. = amber
ighway Considerations	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 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 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 standard may be difficult to achieve. Localised widening may be required. Not a Preferred Si

	Site ID	ALT/N/042/010	ALT/N/061/001	ALT/N/067/002
ě	Sub Area	Northallerton	Northallerton	Northallerton
) jectiv	Parish	East Cowton Land to the Rear of The Old School, East Cowton, North Yorkshire	Great Smeaton Land off Hambleton Court and Northallerton Road, Great Smeaton see above	Hornby Field No NZ 3605 0453 Hornby Great Smeaton
t Op	Address		·	·
Sustainability Objective			Agricultural	Agricultural
ustair	Current Use Preferred Use	Housing	Housing	Housing
v	Site Size (HA)	0.71 ha	6.3 ha	1.93 ha
	Total Dwellings Would the development	NE: no issues	25-30 NE: no issues	6-10 NE: no issues
	impact on nationally and internationally protected sites (SSSI,SINCs) in close proximity to the site?	NE: NO ISSUES	NE: NO ISSUES	NE: NO ISSUES
o Protect and enhance pio-diversity and geo- diversity [SA1]	[Q1] Does the site have any biodiversity issues? [Q2]	Awaiting Information - to be Completed	Awaiting Information - to be Completed	Awaiting Information - to be Completed
[36.1]	Would the development impact on a local nature reserve? Are there any TPO trees on the site? [Q4]		no issues No TPOS in or adjacent to site	no issues
o Protect and enhance ater and reduce water consumption [SA2]	Is the site within a source protection zone 1, 2 or 3? [Q5]			
	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 or relevant national standards.
o protect and improve	Is there links to footpaths and cycle routes?	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 v cut across Public Right of Way. This would present safety issues for users of the Public Right of Way. P Right of Way need to be re-directed as result of any development. No pavements on road side, adjacent the site and there are no links to cycle routes
ir quality and reduce climate change o ensure all groups of the population have access to adequate facilities [SA3 & SA9]	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	
	Is there access to superfast broadband service?	yes	Yes	yes
	Does the site have good connectivity to the following services and facilities? [Q10]	Awaiting Information	Awaiting Information	Awaiting Information
	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?	no issues	No issues	no issues
	[Q12] 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
soils and the most	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
	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 thr 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	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	Development would be prominent on approach into settlement from Worsall road and Great Smeaton. V approaching the village from Worsall road, existing development is fairly well screened by vegetation at views of open countryside are prominent in views towards the settlement. Likewise views of open countryside are also prominent when approaching fr Great Smeaton. A proposal of this nature, in this loc (possible new road link and new housing developme would result in loss of this open countryside and rur settling
To provide a good quality built environment. [SA5]	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

	Site ID	ALT/N/042/010	ALT/N/061/001	ALT/N/067/002
	Sub Area Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? [Q18]	Northallerton There is a farm to north so there be some potential for noise or smell.	Northallerton 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	
	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
o reduce level of waste roduced and ensure re- use [SA6]	Will the development contain individual / communal site facilities / infrastructure?	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.
	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 Flood Zone1
	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 Flood Zone1
To ensure all	history of surface water flooding?	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.	Strategic Flood Risk Assessment states site is entirely in	flooding on site. Layers show some susceptibility on
	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 Flood Zone1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required. There is a margin area of the site towards the edge of the site which is susceptible to surface water flooding. New developme 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 t nature and scope of any mitigation.
o 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
	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)
		HE: no issues		HE: no issues identified
	Will the development of the site affect non- designated heritage assets? [Q30]	no issues	No	no issues
To preserve and where enhance the historic environment and mprove understanding f local cultural heritage [SA10]	Would development impact sites of archaeological importance?	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 issue identified	HE: no issues identified
	Will development of the site affect the setting of an elevated conservation area?	no issues	No	no issues
	Would development affect the setting of a Scheduled Ancient Monument?	HE: no issues	HE: no issue identified	HE: no issues identified

	Site ID	ALT/N/042/010	ALT/N/061/001	ALT/N/067/002
	Sub Area			i i i
To provide a mix of housing types and	Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people? [Q35]	Northallerton All sites that are put forward for residential development will be expected to meet policies on size type and tenure.	Northallerton All sites that are put forward for residential development will be expected to meet policies on size type and tenure.	
[3811]	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.	
fear of crime	Will the site incorporate	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 be design
	Is there scope to safeguard land for future expansion of a business?	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?	proposal for residential development	proposal is for residential use	proposal for residential us
Susiness Considerations [SA13 & SA14] ap cr ff W de es	What type of jobs or apprenticeships will be created?	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
	Is there potential for a suitable access to a highway? [Q42]		require more than one access and there is insufficient	= 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 lini road between C1 and C14, in principle the Local Highw Authority have no objections to this proposal however any such connection would need to be designed in suc way to keep vehicle speeds to 20mph or below. Work 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?	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.	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	

	Site ID	ALT/N/110/043	ALT/N/123/017	ALT/N/123/030
-	Site ID Sub Area	ALI/N/110/043 Northallerton	ALI/N/123/01/ Northallerton	ALI/N/123/U3U Northallerton
ective	Parish	Northallerton	Romanby	Romanby
, Obj	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
Sustainability Objective			Agricultural / Permanent Pasture	
ıstain	Current Use		- '	
35	Preferred Use Site Size (HA)	Park 0.00	Housing 1.79ha	0.00 7.4 ha
	Total Dwellings Would the development		40 NE: no issues	NE to advise
	impact on nationally and internationally		NL. 110 133ue3	NE to advise
	protected sites (SSSI,SINCs) in close			
	proximity to the site? [Q1]			
To Protect and enhance bio-diversity and geo-	Does the site have any biodiversity issues?	Awaiting Information - to be Completed	Awaiting Information - to be Completed	Awaiting Information - to be Completed
diversity [SA1]	[Q2]		no issues	wa isayaa
	Would the development impact on a local nature reserve?		ilo issues	no issues
	Are there any TPO trees on the site?		No TPOs in site or adjoining site	There is a single tree protected by Tree Preservation Order in southern end of site
	[Q4]			
To Protect and enhance water and reduce water	Is the site within a source protection zone			
consumption [SA2]	1, 2 or 3? [Q5]			
	Will the development		All residential development should address energy efficiency and	All residential development should address energy efficiency and
	promote low and zero carbon technologies and renewable sources?		sustainable building practices in line with relevant national standards.	sustainable building practices in line with relevant national standards.
	[Q6]			
	Is there links to footpaths and cycle		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	pavements within the existing housing estate which links to
	routes? [Q7]		could be potentially gained (highways to advise). This would provide footpath links to the town centre. National Cycle route runs through	Chantry Road from which access could be potentially gained (highways to advise). This would provide footpath links to the
			Romanby which is in close proximity to the site (Chantry road provides lind to the cycle route).	 town centre. National Cycle route runs through Romanby which is in close proximity to the site (Chantry road provides link to the cycle route).
To protect and improve				cycle route).
air quality and reduce climate change	Is there potential for		Yes, providing access is approved by Highways in to the existing	Yes, providing access is approved by Highways in to the existing
To ensure all groups of the population have	new links to footpaths and cycle routes?		residential area, then there is opportunity to link directly to existing pavements and there are close links through to the National Cycle route.	residential area, then there is opportunity to link directly to existing pavements and there are close links through to the
access to adequate facilities	[Q8]			National Cycle route
[SA3 & SA9]				
	Is there access to superfast broadband		yes	yes
	service? [Q9]			
	Does the site have good connectivity to the			
	following services and facilities?	Awaiting Information	Awaiting Information	Awaiting Information
	[Q10]			
	Will the development re- use brownfield land? [Q11]		greenfield	greenfield site
	Is the site potentially		no issues	Western edge of site bounds the waste water treatment works
	subject to contamination or other		no issues	which is identified as a source of contamination.
	ground condition issues?			
	[Q12] Would there be loss of		Loss of grade 3b	Part of site is grade 2 and part of site is grade 3a.
	best and most versatile agricultural land (Grade 1,2 or 3a)?			
	[Q13]			
To protect and enhance soils and the most	Is the development within or does it impact		Sand and Gravel	Within a sand and gravel safeguarding area
	on a mineral safeguarding area?			
	[Q14]			
	Is there scope to		The site is within the GI and could have a potential negative impact but	The site is within the GI and could have a potential negative
	develop or improve green infrastructure		may provide an opportunity through careful design and landscaping to improve the environment	impact but may provide an opportunity through careful design and landscaping to improve the environment
	through the development?			
	[Q15] Is the site prominent in		The site is not prominent in significant views towards the settlement. The	
	any significant views towards a settlement? [Q16]		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 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		While the site houndary fite fairly well with the winter the fit	The adjacent site to the east (N/132/999) is identified
	What is the impact on form and character of a 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 character of the area through loss of open countryside which is also par	The adjacent site to the east (N/123/008) is identified as a preferred site in the Preferred Options document. Any t development beyond this would be harmful to the character and
	[Q17]		on character of the area through loss of open countryside which is also par of the Green Infrastructure corridor as identified in the Northallerton, Brompton and Romanby Draft Landscape and Open Space Study (2016).	form of this part of the settlement. At the proposed scale, the development would result in loss of open countryside which
To accorded a consist				would be harmful to character of area. The area is part of the Green Infrastructure Corridor as identified in the Northallerton,
To provide a good quality built				
				Brompton and Romanby Draft Landscape and Open Space Study (2016).
quality built environment.				
quality built environment.				

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

	Site ID	ALT/N/110/043	ALT/N/123/017	ALT/N/123/030
o o	Sub Area	Northallerton	Northallerton	Northallerton
To provide a mix of housing types and	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.	
[SATT]	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? [O36]		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 .
o reduce crime & the	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
	Is there scope to safeguard land for future expansion of a business?		proposal for residential use	proposal for residential use
	FO281 How many direct jobs will be created as a result of development? [Q39]		proposal for residential use	proposal for residential use
Business Considerations [SA13 & SA14]	What type of jobs or apprenticeships will be created? [O40]		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
	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
ghway Considerations	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?	Highways to advise	Highways to advise	Highways to advise
	[044] 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.	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	

	<u> </u>			
-	Site ID Sub Area	ALT/N/123/031 Northallerton	ALT/S/057/015 Stokesley	ALT/S/057/016 Stokesley
ective	Parish	Romanby Land South of St Cuthbert Drive and St Paulinus Drive, Romanby, North Yorkshire	Great Broughton	Great Broughton
ty Obj	Address	Land South of St Cuthbert Drive and St Paulinus Drive, Komanby, North Yorkshire	Jet Miners Inn caravan Site 61, High Street Great Broughton	15 Hallgarth Great Broughton
nabilli	0		Caravan Site	
Sustaina bility Objective	Current Use Preferred Use	0.00	Housing	Agricultural Housing
3,	Site Size (HA)		0.16	0.70
	Total Dwellings Would the development	NE to advise	5 NE comment no likely impact	7-10 NE Comment: No Impact likely
	impact on nationally and internationally protected sites			
	(SSSI,SINCs) in close proximity to the site?			
To Protect and enhance	[Q1]	Augiting Information to be Completed	Awaiting Information - to be Completed	Augiting Information to be Completed
bio-diversity and geo- diversity	Does the site have any biodiversity issues? [Q2]	Awaiting Information - to be Completed	Awaiting Information - to be Completed	Awaiting Information - to be Completed
[SA1]	Would the development		The site is not within 500m of LNR	
	impact on a local nature reserve?	There is a single tree protected by Tree Preservation Order on	There are no TPOs on or adjacent to the site	There are no TPOs within the site or on the boundaries o
	on the site?	southern boundary of site.	There are no 1703 on or adjacent to the site	the site, there are serveal TPO trees off Hallgarth
To Duestons and anhance	Is the site within a			
To Protect and enhance water and reduce water consumption				
[SA2]	[Q5]			
	Will the development promote low and zero	All residential development should address energy efficiency and sustainable building practices in line with relevant national	efficiency and sustainable building practices in line with	All residential development should address energy efficiency and sustainable building practices in line with
	carbon technologies and renewable sources? [Q6]	standards	relevant national standards.	relevant national standards.
	[Q6] Is there links to	Site is adjacent to St Cuthbert Drive and St Paulinus Drive. Site	There is an existing PROW to the rear of the site, the	There are footways to high street and to Hallgarth. There
	footpaths and cycle routes?	adjoins a site which was identified as preferred in Preferred Options document (N/123/008) and for this site, highways	eastern boundary, which connects to the wider PROW network. The site conects to the footway along high	are no PROW through the site or adjoinging the site. There are PROW to the south of the site off the high
	[Q7]	indicated there is access to Ainderby Road. Awaiting highways comments for ALT/N/123/031. Subject to access to highway	street through the Jet Miners car park. The access does not appear to be sufficciently wide enough for vehicular	street which connect to the wider PROW network
		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	and pedestrian movement to be separated	
To protect and improve air quality and reduce		which is in close proximity to the site (Chantry road provides link to the cycle route).		
to ensure all groups of	Is there potential for new links to footpaths	Awaiting highways comments for ALT/N/123/031. Subject to access to highway being confirmed, there are potential links to	Given the scale and location of the site there appears to be limited opportunity to create new or improved	Given the scale and location of the site there is limited opportunity for new links to footpaths and cycleways
the population have access to adequate	and cycle routes? [Q8]	pavements in adjacent residential areas. This would provide footpath links to the town centre. National Cycle route runs	footpath or cycle links.	
facilities [SA3 & SA9]		through Romanby which is in close proximity to the site (Chantry road provides link to the cycle route).		
	Is there access to	yes	Superfast broadband is available	Superfast broadband is available in the area
	superfast broadband service?			
	IQ91 Does the site have good			
	connectivity to the following services and	Awaiting Information	Awaiting Information	Awaiting Information
	facilities? [Q10]			
	Will the development re- use brownfield land?	greenfield site		The site is currently in agricultural use
	[Q11]			
	Is the site potentially subject to	no issues	GIS data does not indicate any historic contamination	The GIS data indicates that there are no signs of historical contamination.
	contamination or other ground condition			
	issues? [Q12] Would there be loss of	Loss of grade 3a agricultural land and marginal section of grade	The cite is identified as provisional grade 2 conjugators	The site is identified as Grade 3 argricultural land
	best and most versatile agricultural land (Grade	2.	The site is identified as provisional grade 3 agricultural land	The site is identified as Grade 3 arginultural failu
	1,2 or 3a)? [Q13]			
To protect and enhance	1,2 or 3a)?		The site is within a minerals safeguarding area for Clay	The site is within a minerals safeguarding area for Clay
soils and the most efficent use land	1,2 or 3a)? [Q13] Is the development within or does it impact on a mineral	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
soils and the most	1,2 or 3a)? [Q13] Is the development within or does it impact		The site is within a minerals safeguarding area for Clay	The site is within a minerals safeguarding area for Clay
soils and the most efficent use land	1,2 or 3a)? [Q13] Is the development within or does it impact on a mineral safeguarding area?		The site is within a minerals safeguarding area for Clay	The site is within a minerals safeguarding area for Clay
soils and the most efficent use land	1,2 or 3a)? [Q13] Is the development within or does it impact on a mineral safeguarding area?		The site is within a minerals safeguarding area for Clay	The site is within a minerals safeguarding area for Clay
soils and the most efficent use land	1,2 or 3a)? [Q13] Is the development within or does it impact on a mineral safeguarding area?		The site is within a minerals safeguarding area for Clay	The site is within a minerals safeguarding area for Clay
soils and the most efficent use land	1,2 or 3a)? [Q13] Is the development within or does it impact on a mineral safeguarding area?		The site is within a minerals safeguarding area for Clay	The site is within a minerals safeguarding area for Clay
soils and the most efficent use land	1,2 or 3a)? [Q13] Is the development within or does it impact on a mineral safeguarding area?		The site is within a minerals safeguarding area for Clay	The site is within a minerals safeguarding area for Clay
soils and the most efficent use land	1,2 or 3a)? [Q13] Is the development within or does it impact on a mineral safeguarding area?		The site is within a minerals safeguarding area for Clay	The site is within a minerals safeguarding area for Clay
soils and the most efficent use land	1,2 or 3a)? [Q13] Is the development within or does it impact on a mineral safeguarding area? [Q14]	Within a sand and gravel safeguarding area		
soils and the most efficent use land	1,2 or 3a)? [Q13] Is the development within or does it impact on a mineral safeguarding area? [Q14] Is there scope to develop or improve	Within a sand and gravel safeguarding area The site is within the GI and could have a potential negative impact but may provide an opportunity through careful design	The site is within the GI and could have a potential negative impact but may provide an opportunity through	The site is within the GI and could have a potential negative impact but may provide an opportunity through
soils and the most efficent use land	1,2 or 3a)? [Q13] 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 the GI and could have a potential negative	The site is within the GI and could have a potential	The site is within the GI and could have a potential
soils and the most efficent use land	1,2 or 3a)? [Q13] Is the development within or does it impact on a mineral safeguarding area? [Q14] Is there scope to develop or improve green infrastructure through the development? [Q15] Is the site prominent in	Within a sand and gravel safeguarding area 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 set behind existing residential development which	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 located to the rear of the Jet Miners public	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
soils and the most efficent use land	Is the development within or does it impact on a mineral safeguarding area? [Q14] Is there scope to develop or improve green infrastructure through the development? [Q15] Is the site prominent in any significant views towards a settlement?	Within a sand and gravel safeguarding area 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 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	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
soils and the most efficent use land	Is the development within or does it impact on a mineral safeguarding area? [Q14] Is there scope to develop or improve green infrastructure through the development? [Q15] Is the site prominent in any significant views	Within a sand and gravel safeguarding area 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 set behind existing residential development which fronts Ainderby road and is therefore not prominent in views	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 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	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 existing tree coverage limits the prominence of the site from the B1257.
soils and the most efficent use land	Is the development within or does it impact on a mineral safeguarding area? [Q14] Is there scope to develop or improve green infrastructure through the development? [Q15] Is the site prominent in any significant views towards a settlement?	Within a sand and gravel safeguarding area 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 set behind existing residential development which fronts Ainderby road and is therefore not prominent in views	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 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	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 existing tree coverage limits the prominence of the site from the B1257.
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To provide a good quality built	Is the development within or does it impact on a mineral safeguarding area? [Q14] Is there scope to develop or improve green infrastructure through the development? [Q15] Is the site prominent in any significant views towards a settlement? [Q16]	Within a sand and gravel safeguarding area 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 set behind existing residential development which fronts Ainderby road and is therefore not prominent in views from the highway. Limited impact on form and character as site would form an extension to an existing site which is preferred (N/123/008) and	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 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 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 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 landscaping limits the prominance of the site in views towards the settlement. Additional development at this location would have an impact on the form of the	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 existing tree coverage limits the prominence of the site from the B1257. 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
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To provide a good quality built environment.	Is the development within or does it impact on a mineral safeguarding area? [Q14] Is there scope to develop or improve green infrastructure through the development? [Q15] Is the site prominent in any significant views towards a settlement? [Q16]	Within a sand and gravel safeguarding area 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 set behind existing residential development which fronts Ainderby road and is therefore not prominent in views from the highway. Limited impact on form and character as site would form an extension to an existing site which is preferred (N/123/008) and	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 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 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 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 landscaping limits the prominance of the site in views towards the settlement. Additional development at this location would have an impact on the form of the	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 existing tree coverage limits the prominence of the site from the B1257. 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
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	Site ID	ALT/N/123/031	ALT/S/057/015	ALT/S/057/016
ē	Sub Area	Northallerton	Stokesley	Stokesley
	Is the development in an area where noise,	no issues	There is a possibility that noise and light from the pub could cause a disturbance	
	dust light or smell is likely to cause nuisance			
	to new or existing residents?			
	[Q18]			
	Is the proposed preferred use for the	no issues	There is a public house and its car park to the west of the site.	
	site appropriate to the		site.	
	land uses of the surrounding land			
	(north, south, east, west)?			
	[Q19]			
o reduce level of waste	Will the development contain individual /	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at	All new development will be expected to provide sufficient facilities for waste, the exact type and nature	All new development will be expected to provide sufficient facilities for waste, the exact type and nature
use	communal site facilities / infrastructure?	present.	are not known at present.	are not known at present.
[SA6]	[Q20]			
	Is part of the site or whole site in Flood Zone	Site is outside flood zone. Awaiting comments from Strategic Flood Risk Assessment consultants.		A small part of the north western corner of the site fal within flood zone 2. The SFRA idicates that A small parts
	2 [Q22]			of the site falls within FZ3a. Note that the flood risk in parts of the development footprint currently within FZ
				could potentially increase to FZ3 magnitudes in future due to climate change.
	Is part of the site or	Site is outside flood zone. Awaiting comments from Strategic		A small part of the north western corner falls within
	whole site in Flood Zone 3	Flood Risk Assessment consultants.		flood zone 3. The sfra indicates that A small part of th site falls within FZ3a. Note that the flood risk in parts
	[Q21]			the development footprint currently within FZ2 could potentially increase to FZ3 magnitudes in future due to
				climate change.
	Does the site have a	Mapping layers central section of site is susceptible to surface	Entirely in FZ1, with minimal or no risk from surface	A small part of the site is liable to surface water floodi
To ensure all	history of surface water flooding?	water flooding. Site is outside flood zone. Awaiting comments from Strategic Flood Risk Assessment consultants.	water flooding.	A site specific flood risk assessment is required.
evelopment is resilient to climate change and reduce the risk of	[Q23]			
flooding				
[SA7]				
	Will development	Awaiting comments from Strategic Flood Risk Assessment	Entirely in FZ1, with minimal or no risk from surface	A small part of the site falls within FZ3a. Note that the
	increase the risk of flooding?	consultants.	water flooding.	flood risk in parts of the development footprint curren within FZ2 could potentially increase to FZ3 magnitude
	[Q24]			in future due to climate change.
	of flooding be	Awaiting comments from Strategic Flood Risk Assessment consultants.	Entirely in FZ1, with minimal or no risk from surface water flooding.	The sfra idicates that consideration should be given to the layout and design. A sites specific FRA will be
	mitigated? [Q25]			required, this will determine the nature and scope of a mitigation.
	Does the site have a	NE to advise	NE comment the site does not have a necative impact on	NE comment, No impact on the NP
he character of AONB &	negative impact on the setting of the National		the National Park	
	Park or AONB? [Q26]			
	Is the development in a Conservation Area?	no issues	This site adjoins the boundary of the Great Broughton Conservation Area. The loss of this open area and its	HE indicates no concerns
	[Q27]		subsequent development could harm elements which contribute to the significance of the Conservation Area.	
			See Comments (d)	
	Would development	Awaiting comments from HE. HDC: no apparent issues.	This site adjoins the boundary of the Great Broughton	HE indicates no concerns
	affect the character and appearance of the		Conservation Area. The loss of this open area and its subsequent development could harm elements which	
	Conservation Area? [Q28]		contribute to the significance of the Conservation Area. See Comments (d)	
	Would development affect the setting	Awaiting comments from HE. HDC: no apparent issues.	HE make no comments	
	and/or significance of a Listed Building?			
	[Q29]			
	Will the devel	no issues	Mo issues	No issues
	Will the development of the site affect non-	no issues	No issues	No issues
	designated heritage assets?			
	[Q30]			
	Would development impact sites of	no issues	No issues	No issues
enhance the historic	archaeological importance?			
	[Q31]			
local cultural heritage [SA10]				
		Awaiting comments from HE. HDC: no apparent issues.		
	the site affect a Registered Historic Park and Garden or			
	Registered Battlefield?			
	Registered Battlefield? [Q32]			
	Registered Battlefield? [Q32] Will development of the site affect the setting of			
	Registered Battlefield? [Q32] Will development of the site affect the setting of an elevated conservation area?			
	Registered Battlefield? [Q32] Will development of the site affect the setting of an elevated			
	Registered Battlefield? [Q32] Will development of the site affect the setting of an elevated conservation area? [Q33]			
	Registered Battlefield? [Q32] Will development of the site affect the setting of an elevated conservation area? [Q33] Would development affect the setting of a			
	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?			
	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			

	Site ID	ALT/N/123/031	ALT/S/057/015	ALT/S/057/016
	Sub Area			
g To provide a mix of housing types and		Northallerton All sites that are put forward for residential development will be expected to meet policies on size type and tenure.	Stokesley All sites that are put forward for residential development will be expected to meet policies on size type and tenure.	
tenures [SA11]	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?	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
o 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 design
	Is there scope to safeguard land for future expansion of a business?	proposal for residential development	The site is an existing carvan site and this use would cease on the site.	Residential development is proposed
siness Considerations	How many direct jobs will be created as a result of development? [Q39]	proposal for residential development		Residential development is proposed
[SA13 & SA14]	What type of jobs or apprenticeships will be created? IO401 Will the proposed	proposal for residential development proposal for residential development		Residential development is proposed Residential development is proposed
	development enable expansion of an existing site or business? [Q41]			Residential development is proposed
	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 t site.
lighway Considerations	Will off site work be required and what will the impact be on viability?	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, mi improvements to footways may be required to serve t 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, impact of the extension is reduced by the current limit 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 which case the site would not be suitable for allocation Not preferred

	Site ID	ALT/S/057/023	ALT/S/058/016	ALT/S/058/017
tive	Sub Area Parish	Stokesley Great Broughton	Stokesley Great Ayton	Stokesley Great Ayton
Sustaina bility Objective	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, G Ayton
inabili	Current Use	Agricultural	Agriculture	residential land associated with Cleveland Lodge
Sustai	Preferred Use	Housing	Housing	Housing
	Site Size (HA) Total Dwellings	1.45 Residential	3.61 ha 49 minimum	0.78 ha
	Would the development impact on nationally		NE Comment: The site is within 4000m of North York Moors	The site is near (I km) to cliff Ridge SSSI. NE commer no likely impact.
	and internationally protected sites (SSSI,SINCs) in close proximity to the site?		Moors	по пкету пправа.
To Protect and enhance bio-diversity and geo-	[Q1] 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	There are not TPO trees on the site		Multiple TPO trees line the southern boundary of the
	on the site? [Q4] Is the site within a			There is a group TPO to the northern and Western boundaries of the site
To Protect and enhance water and reduce water consumption [SA2]	source protection zone 1, 2 or 3? [Q5]		All residential development about address program	
	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 w 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 dicussed 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 netwound Access to the site is via Newton Road, the footway is the opposite side of the road
to ensure all groups of	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. Improvements 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?	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
	Will the development re- use brownfield land? [Q11]			
	Is the site potentially subject to contamination or other ground condition issues?	The gis data does not indicate any signs of historic contamination		The GIS data indicates that there are no signs of histocontamination on site
	[Q12] Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)?	Grade 3	The site is clasified as Grade 3 Agricultural Land	The site is identified as Grade 3 agricultural land
soils and the most	Is the development within or does it impact on a mineral safeguarding area?	NYCC comments within Brick and Clay Safeguarding Area	The site is within a sand and gravel safeguarding area	No issues raised by NYCC
	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 PRO the south of the site. Views into the site from Newto Road are limited due to the existing tree coverage.
	What is the impact on form and character of a settlement?	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 reaspnably well to the existing form of the settlement. The site is close to the boundary of the Great Ayaton Convservation 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.	character. It is considered that development of the si would have an impact on the character of the area. Po of the site is allocated for sheltered housing, high qua

	Site ID	ALT/S/057/023	ALT/S/058/016	ALT/S/058/017
á	Sub Area Is the development in	Stokesley Residentail development bounds the site to the south,	Stokesley	Stokesley
	an area where noise,	there are some substantial farm buildings nr the site at Manor Grove. There is scope for traffic related noise		
	Is the proposed preferred use for the site appropriate to the land uses of the surrounding land (north, south, east, west)? [Q19]			
	contain individual /	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 natural are not known at present.
	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
	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.	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 mitigation requirements
e character of AONB & National Park	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)
	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)	
	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)	
	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
p preserve and where enhance the historic environment and prove understanding local cultural heritage [SA10]	Would development impact sites of archaeological importance?	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]			
	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?	HE no issues		

	Site ID	ALT/S/057/023	ALT/S/058/016	ALT/S/058/017
To provide a mix of housing types and	Sub Area Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people? [Q35]	Stokesley All sites that are put forward for residential development will be expected to meet policies on size type and tenure.	Stokesley All sites put forward for residential development will be expected to meet policies on size type and tenure.	Stokesley All sites put forward for residential development will lexpected to meet policies on size type and tenure.
tenures [SA11]	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? [O36]	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
o reduce crime & the fear of crime [SA12]		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 design
	Is there scope to safeguard land for future expansion of a business?		Site is put forward for residential development	Site is put forward for residential development
usiness Considerations	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
[SA13 & SA14]	What type of jobs or apprenticeships will be created?		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
	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 suitbale 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.
ghway Considerations	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 suitbale 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 advsie	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	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	

	Site ID	ALT/S/058/018	ALT/S/058/019
ě	Sub Area	Stokesley	Stokesley
jectiv	Parish	Great Ayton Land to the south of main driveway, Cleveland Lodge Cleveland Lodge, Great	Great Ayton Land fronting Station Road Great Ayton
Sustainability Objective	Address	Ayton	
inabi	Current Use	residential land associated with Cleveland Lodge	Agricultural
Susta	Preferred Use	Housing 0.83 ha	Housing 0.61 ha
	Site Size (HA) Total Dwellings		
	Would the development impact on nationally and internationally protected sites (SSSI,SINCs) in close proximity to the site?	The site is near (I km) to cliff Ridge SSSI. NE comment: No impact likely	The site is over 1km from Cliff Ridge SSSI. NE Comment No likely impact
Protect and enhance io-diversity and geo-	[Q1]	Awaiting Information - to be Completed	Awaiting Information - to be Completed
diversity and geo- diversity [SA1]	biodiversity issues? [Q2] Would the development		
	impact on a local nature reserve? Are there any TPO trees on the site?	Multiple TPO trees line the northern boundary of the site. There is a group TPO to the Western boundaries of the	There are no TPO trees within the site
	[Q4]	site	
o Protect and enhance ater and reduce water consumption [SA2]	Is the site within a source protection zone 1, 2 or 3? [Q5]		
	Will the development promote low and zero	All residential development should address energy efficiency and sustainable building practices in line with	All residential development should address energy efficiency and sustainable building practices in line with relevant national standards.
		relevant national standards.	
	Is there links to	There is a public right of way to the south of the site	There is a public right of way to the north of the site. There are footways to b
	footpaths and cycle routes? [Q7]	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	sites of station road, they are narrow in places
o protect and improve ir quality and reduce climate change	Is there potential for	There is limited potential to create new links to the	The scale an dicoation of the site limit the potential to create new links
o ensure all groups of the population have access to adequate facilities [SA3 & SA9]		PROW network given the scale and location of the site	
	Is there access to superfast broadband service?	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
	Will the development reuse brownfield land? [Q11]		The site comprises farm buildings, and a farm shop.
	Is the site potentially subject to contamination or other ground condition		GIS data does not indicated that there is any historical contamination at the
	issues? [O12] Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)?	The site is identified as Grade 3 argicultural land	Grade 3
	[Q13]	No issues raised by NVCC	Ne issues raised by NVCC
protect and enhance soils and the most efficent use land [SA4]	Is the development within or does it impact on a mineral safeguarding area? [Q14]	No issues raised by NYCC	No issues raised by NYCC
	Is there scope to develop or improve green infrastructure through the development?	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 opportur to improve aspects of the green infrastructure network
	[Q15] Is the site prominent in any significant views	There are views of this side of the settlement from the wider landscape. The site is prominent from the PROW	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
	towards a settlement? [Q16]	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.	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	Whilst the site bounds the existing settlement form its landcape setting, being with in the grounds of a	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
To provide a good quality built	settlement? [Q17]	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.	meets criteria for a non designated heritage asset. Development that resulte the loss of the Barn wouldl have an impact on the character of the settlment
environment. [SA5]			

	Site ID	ALT/\$/058/018	ALT/S/058/019
<u>e</u>	Sub Area Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? [Q18]	Stokesley	Stokesley
	Is the proposed preferred use for the site appropriate to the land uses of the surrounding land (north, south, east, west)?		
To reduce level of waste produced and ensure re- use [SA6]	contain individual /	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.
	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
To ensure all development is resilient to climate change and reduce the risk of flooding [SA7]	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
		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
		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)
	Is the development in a Conservation Area?		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?		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, defined in the recent planning application.
To preserve and where enhance the historic environment and improve understanding of local cultural heritage [SA10]	Would development impact sites of archaeological importance?	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]		

	Site ID	ALT/S/058/018	ALT/S/058/019
ø	Sub Area	Stokesley	Stokesley
To provide a mix of housing types and	Will the development	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.
tenures [SA11]	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? [O36]	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 typ tenure and mix of housing
To reduce crime & the fear of crime [SA12]	the principles of secure	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
	Is there scope to safeguard land for future expansion of a business?	Site is put forward for residential development	Development of the site for residential purposes would impact on the existing agricultural business and farm shop.
usiness Considerations	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.
[SA13 & SA14]	What type of jobs or apprenticeships will be created? [O40]	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	
	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 no of sufficient size to enable an access of acceptable standards. For the norther frontage the developer would need to demonstrate that a safe and suitable access could be achieved onto Station Road, existing boundary walls could interupt visibility splays.
ighway Considerations	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 no of sufficient size to enable an access of acceptable standards. For the norther frontage the developer would need to demonstrate that a safe and suitable access could be achieved onto Station Road, existing boundary walls could interupt visibility splays.
	Is there sufficient capacity in the highway network to accommodate the development?	Await highways comments	awiat 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 tenan 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 charact 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 limite 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.

	Site ID	ALT/S/058/038	ALT/S/073/013	ALT/S/075/001
tive	Sub Area Parish	Stokesley Great Ayton	Stokesley Hutton Rudby	Stokesley Ingleby Arncliffe
Objec		Land Between Guisborough Rd and B1292, Great Ayton	Marwin Garbutts Lane , Hutton Rudby	The "Far Field"
Sustainability Objective	Address			
staina	Current Use	Allottments and Agriculture	Brownfield Site - farm Buildings	Agricultural
Su	Preferred Use Site Size (HA)	Mixed 7.46 ha	Housing 0.25 ha	Housing 2.4 ha
	Total Dwellings Would the development	40-45 NE comment: Concern if general combustion processes >50MW energy input, or	NE No Impact	up to 60 houses NE comment the site may potentially have an impact
	impact on nationally and internationally	for any development that causes air pollution.		protected sites
	protected sites (SSSI,SINCs) in close proximity to the site?			
o Protect and enhance	[Q1]			
oio-diversity and geo- diversity	Does the site have any biodiversity issues? [Q2]	Awaiting Information - to be Completed	Awaiting Information - to be Completed	Awaiting Information - to be Completed
[SA1]	Would the development impact on a local nature			
	reserve? Are there any TPO trees		There are no TPO trees	There are no TPO trees
	on the site? [Q4]			
o Protect and enhance	Is the site within a source protection zone			
ater and reduce water consumption [SA2]	1, 2 or 3? [Q5]			
[SAZ]	Will the development	All Residential development should address energy efficiency and sustainable	All residential development should address energy	All residential development should address energy
	promote low and zero carbon technologies and renewable sources?	building practices in line with relevant national standards.	efficiency and sustainable building practices in line with relevant national standards.	efficiency and sustainable building practices in line wirelevant national standards.
	[Q6]			
	Is there links to footpaths and cycle routes?	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 garbuts lane, there is a prow south of the site. There is no too the site. There is no too the site. There is no too the site.	There is a small section of a PROW to the south west the site. There is no footway connecting the site to th settlement at this location.
	[Q7]	Skonowe Brive	footway to Garbutts Lane at this location	settlement at this location.
o protect and improve air quality and reduce				
climate change o ensure all groups of	Is there potential for new links to footpaths	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 n links
the population have access to adequate	and cycle routes? [Q8]			
facilities [SA3 & SA9]				
	Is there access to superfast broadband	Great Ayton has access to superfast broadband	Superfast broadband is available	Superfast Broadband is available here
	service? [Q9]			
	Does the site have good connectivity to the			
	following services and facilities?	Awaiting Information	Awaiting Information	Awaiting Information
	[Q10] Will the development re-	Two thirds of the site are currently Allotments, not considered previously	The site is currently occupied by argicultural buildings,	the site is a greenfield
		developed land under the NPPF, the remaining part of the site is within agricultural use.	agricultural buildings are not classified as Previously Developed Land	
	Is the site potentially	The Gis data does not indicate any historic contamination	The GIS data does not indicate that there is any	The GIS data does not indicate any historical
	subject to contamination or other ground condition		historical contamination	contamination
	issues? [Q12]			
	Would there be loss of best and most versatile agricultural land (Grade	Grade 3	Grade 3	Grade 3
	1,2 or 3a)? [Q13]			
o protect and enhance	Is the development	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 Sai
soils and the most efficent use land	within or does it impact on a mineral			and Gravel
[SA4]	safeguarding area? [Q14]			
	Is there scope to develop or improve	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 site is not in the Green Infrastructure network, given the scale of the site there is a limited opportunity to	
	develop or improve green infrastructure through the			is a potential for a negative impact. However the
	develop or improve green infrastructure through the development? [Q15]	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 scale of the site there is a limited opportunity to improve the green infrastructure network at this location	is a potential for a negative impact. However the development of the site may provide opportunity to improve aspects of the green infrastructure network
	develop or improve green infrastructure through the development? [Q15] Is the site prominent in any significant views towards a settlement?	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	the scale of the site there is a limited opportunity to improve the green infrastructure network at this location	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 visible from the A19, and from the access recognitions.
	develop or improve green infrastructure through the development? [Q15] Is the site prominent in any significant views	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 prominent in views towards the settlement from the B1292. The site is	the scale of the site there is a limited opportunity to improve the green infrastructure network at this location is The site is prominent in views towards hutton rudby from Garbutts lane. The site is also visible from campion	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 visible from the A19, and from the access recognitions.
	develop or improve green infrastructure through the development? [Q15] Is the site prominent in any significant views towards a settlement?	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 prominent in views towards the settlement from the B1292. The site is	the scale of the site there is a limited opportunity to improve the green infrastructure network at this location is The site is prominent in views towards hutton rudby from Garbutts lane. The site is also visible from campion	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 visible from the A19, and from the access recognitions.
	develop or improve green infrastructure through the development? [Q15] Is the site prominent in any significant views towards a settlement?	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 prominent in views towards the settlement from the B1292. The site is	the scale of the site there is a limited opportunity to improve the green infrastructure network at this location is The site is prominent in views towards hutton rudby from Garbutts lane. The site is also visible from campion	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 visible from the A19, and from the access recognitions.
	develop or improve green infrastructure through the development? [Q15] Is the site prominent in any significant views towards a settlement?	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 prominent in views towards the settlement from the B1292. The site is	the scale of the site there is a limited opportunity to improve the green infrastructure network at this location is The site is prominent in views towards hutton rudby from Garbutts lane. The site is also visible from campion	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 visible from the A19, and from the access recognitions.
	develop or improve green infrastructure through the development? [Q15] Is the site prominent in any significant views towards a settlement?	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 prominent in views towards the settlement from the B1292. The site is	the scale of the site there is a limited opportunity to improve the green infrastructure network at this location is The site is prominent in views towards hutton rudby from Garbutts lane. The site is also visible from campion	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 visible from the A19, and from the access recognitions.
	develop or improve green infrastructure through the development? [Q15] Is the site prominent in any significant views towards a settlement? [Q16]	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 prominent in views towards the settlement from the B1292. The site is prominent from Guisborough Road. 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 scale of the site there is a limited opportunity to improve the green infrastructure network at this location. The site is prominent in views towards hutton rudby from Garbutts lane. The site is also visible from campion lane.	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 visible from the A19, and from the access really the site is visible from the A172. 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
	develop or improve green infrastructure through the development? [Q15] Is the site prominent in any significant views towards a settlement? [Q16] What is the impact on form and character of a	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 prominent in views towards the settlement from the B1292. The site is prominent from Guisborough Road. 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	the scale of the site there is a limited opportunity to improve the green infrastructure network at this location. The site is prominent in views towards hutton rudby from Garbutts lane. The site is also visible from campion lane. The site is isolated from the existing form of the settlement. Additional residential development would have an impact on the character and form.	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 visible from the A19, and from the access really the site is visible from the A172. The site is separated from the existing form of the settlement. Development of the site would have a
To provide a good quality built environment.	develop or improve green infrastructure through the development? [Q15] Is the site prominent in any significant views towards a settlement? [Q16]	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 prominent in views towards the settlement from the B1292. The site is prominent from Guisborough Road. 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 scale of the site there is a limited opportunity to improve the green infrastructure network at this location. The site is prominent in views towards hutton rudby from Garbutts lane. The site is also visible from campion lane. The site is isolated from the existing form of the settlement. Additional residential development would have an impact on the character and form.	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 visible from the A19, and from the access really the site is visible from the A172. 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
To provide a good quality built	develop or improve green infrastructure through the development? [Q15] Is the site prominent in any significant views towards a settlement? [Q16]	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 prominent in views towards the settlement from the B1292. The site is prominent from Guisborough Road. 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	the scale of the site there is a limited opportunity to improve the green infrastructure network at this location. The site is prominent in views towards hutton rudby from Garbutts lane. The site is also visible from campion lane. The site is isolated from the existing form of the settlement. Additional residential development would have an impact on the character and form.	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 visible from the A19, and from the access refer to the site is visible from the A172. 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

	Site ID	ALT/S/058/038	ALT/S/073/013	ALT/S/075/001
ā	Sub Area Is the development in an area where noise,	Stokesley	Stokesley	Stokesley
	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)?			
	Will the development contain individual / communal site facilities / infrastructure?	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 natuare not known at present.
	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.Developr s 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.Developr s could be permitted subject to FRA
To ensure all	history of surface water	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.Developr s could be permitted subject to FRA
	increase the risk of	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.Developr s 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.Developr s could be permitted subject to FRA
o maintain & enhance e 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 Yo Moors National Park - All development proposals with significant impact on landscape (more than 5 residen dwellings)
	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?	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:-		HE: No issues raised
	Will the development of the site affect non- designated heritage assets? [Q30]	(1) An assessment needs to be undertaken of the contribution which this site		
o preserve and where enhance the historic		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?			

	Site ID	ALT/S/058/038	ALT/S/073/013	ALT/S/075/001
ø	Sub Area	Stokesley	Stokesley	Stokesley
	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 expected to meet policies on size type and tenure.
tenures [SA11]	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?	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 housin
o reduce crime & the fear of crime [SA12]	Will the site incorporate	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 design
siness Considerations [SA13 & SA14]	Is there scope to safeguard land for future expansion of a business? FOAR! How many direct jobs will be created as a result of development? [Q39] What type of jobs or apprenticeships will be created? FOACOL Will the proposed development enable expansion of an existing site or business? [Q41]			
	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, substantia highway widening throughout its extents are required Street lighting and pedestrian links would need to be extended for the settlement to serve this developmer Developer to demonstrate that a safe and suitable ac- could be achieved.
hway Considerations	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.		 Red Access could be achieved onto U1890, substar highway widening throughout its extents are require 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 accould be achieved.
	Is there sufficient capacity in the highway network to accommodate the development?	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.	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 impact on historic assets or significant flood risk. However it site is separated from the existing settlement and is prominent and highways indicate that substantial wo would be required to enable development. Not a preferred site

	Site ID	ALT/S/075/002	ALT/S/075/004	ALT/S/120/004
ive	Sub Area Parish	Stokesley Ingleby Arncliffe	Stokesley Ingleby Arncliffe	Stokesley Potto
Sustainability Objective				
bility o	Address	Top Field, Springfield Farm	Norwood Cottage Ingleby Arncliffe, Northallerton, DL6 3LN	Land at SW end of Potto
staina	Current Use	Arable	Coach premises and agricultural land	
Sus	Preferred Use Site Size (HA)	Housing 3.83 ha	Housing 1.50 ha	Housing 0.95 ha
	Total Dwellings	20	NE state. Cancern if residential development of EQ units	residential
	impact on nationally and internationally	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 RIGHLIGHT dISTANCE FROM AUNB
	protected sites (SSSI,SINCs) in close			
	proximity to the site? [Q1]			
	biodiversity issues?	Awaiting Information - to be Completed	Awaiting Information - to be Completed	Awaiting Information - to be Completed
[SA1]	[Q2] 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
	Is the site within a			
o Protect and enhance rater and reduce water consumption	source protection zone 1, 2 or 3? [Q5]			
[SA2]				
	Will the development promote low and zero	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 sustainab building practices in line with relevant national standards.
	renewable sources? [Q6]	distant national standards.	ostant national standards.	
	Is there links to	A PROW runs through the site to the south eastern	There is an existing PROW to the south Western	There is a PROW to the north west and south west of the site.
	footpaths and cycle routes? [Q7]	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	boundary of the site. There are no footways to Greengates	
		Priory Way		
o protect and improve				
air quality and reduce climate change	Is there potential for	There is limited potential for new links to footpaths and	There is limited potential to create new links	There is limited potential to create new links due to the scale and location o
o ensure all groups of	new links to footpaths and cycle routes?	cycleways	The state of the s	the site
access to adequate facilities	[Q8]			
[SA3 & SA9]				
	Is there access to superfast broadband	Superfast Broadband is available	Superfast broadband is available	Superfast broadband is available
	service? [Q9]			
	Does the site have good connectivity to the			
	following services and facilities? [Q10]	Awaiting Information	Awaiting Information	Awaiting Information
	Will the development re-	The site is greenfield	Part brownfield Part green field	
	use brownfield land? [Q11]			
	Is the site potentially	The GIS data does not indicate any historical		The GIS data does not indicate any historic contamination
	subject to contamination or other ground condition	contamination.	contamination	
	issues? [Q12]			
	Would there be loss of best and most versatile		Grade 3	Grade 3
	agricultural land (Grade 1,2 or 3a)? [Q13]			
o protect and enhance		1		
	Is the development	The site is within a minerals safeguarding area for Sand	The site is within a minerals safeguarding area for Brick	The site is within a minerals safeguarding area for Sand and Gravel
	Is the development within or does it impact on a mineral		The site is within a minerals safeguarding area for Brick and Clay	The site is within a minerals safeguarding area for Sand and Gravel
	within or does it impact			The site is within a minerals safeguarding area for Sand and Gravel
efficent use land	within or does it impact on a mineral safeguarding area?			The site is within a minerals safeguarding area for Sand and Gravel
efficent use land	within or does it impact on a mineral safeguarding area?			The site is within a minerals safeguarding area for Sand and Gravel
efficent use land	within or does it impact on a mineral safeguarding area?			The site is within a minerals safeguarding area for Sand and Gravel
efficent use land	within or does it impact on a mineral safeguarding area?			The site is within a minerals safeguarding area for Sand and Gravel
efficent use land	within or does it impact on a mineral safeguarding area?			The site is within a minerals safeguarding area for Sand and Gravel
efficent use land	within or does it impact on a mineral safeguarding area?			The site is within a minerals safeguarding area for Sand and Gravel
efficent use land [SA4]	within or does it impact on a mineral safeguarding area? [Q14]	and Gravel, and Clay The site is not within or on the edge of the green	and Clay The site is not within or on the edge of the green	
efficent use land [SA4]	within or does it impact on a mineral safeguarding area? [Q14] Is there scope to develop or improve green infrastructure	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	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	
efficent use land [SA4]	within or does it impact on a mineral safeguarding area? [Q14]	The site is not within or on the edge of the green infrastructure corridor.given the scale of the site there is	The site is not within or on the edge of the green infrastructure corridor given the scale of the site there is	The site is within the Green Infrastructure corridor.There is a potential for negative impact. However the development of the site may provide
efficent use land [SA4]	within or does it impact on a mineral safeguarding area? [Q14] Is there scope to develop or improve green infrastructure through the development? [Q15] Is the site prominent in any significant views	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 There are long distance views from the site towards the A19, views from the A19 towards the site are obscured	The site is within the Green Infrastructure corridor.There is a potential for negative impact. However the development of the site may provide opportunity to improve aspects of the green infrastructure network
efficent use land [SA4]	within or does it impact on a mineral safeguarding area? [Q14] Is there scope to develop or improve green infrastructure through the development? [Q15] Is the site prominent in	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 Development to the south of the site is visible from the	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 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	The site is within the Green Infrastructure corridor. There is a potential for negative impact. However the development of the site may provide opportunity to improve aspects of the green infrastructure network There are limited views of the site in prominent views towards the settleme
efficent use land [SA4]	within or does it impact on a mineral safeguarding area? [Q14] Is there scope to develop or improve green infrastructure through the development? [Q15] Is the site prominent in any significant views towards a settlement?	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 Development to the south of the site is visible from the	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 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.	The site is within the Green Infrastructure corridor. There is a potential for negative impact. However the development of the site may provide opportunity to improve aspects of the green infrastructure network There are limited views of the site in prominent views towards the settlem
efficent use land [SA4]	within or does it impact on a mineral safeguarding area? [Q14] Is there scope to develop or improve green infrastructure through the development? [Q15] Is the site prominent in any significant views towards a settlement?	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 Development to the south of the site is visible from the	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 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	The site is within the Green Infrastructure corridor. There is a potential for negative impact. However the development of the site may provide opportunity to improve aspects of the green infrastructure network There are limited views of the site in prominent views towards the settlem
efficent use land [SA4]	within or does it impact on a mineral safeguarding area? [Q14] Is there scope to develop or improve green infrastructure through the development? [Q15] Is the site prominent in any significant views towards a settlement?	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 Development to the south of the site is visible from the	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 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	The site is within the Green Infrastructure corridor. There is a potential for negative impact. However the development of the site may provide opportunity to improve aspects of the green infrastructure network There are limited views of the site in prominent views towards the settlem
efficent use land [SA4]	within or does it impact on a mineral safeguarding area? [Q14] Is there scope to develop or improve green infrastructure through the development? [Q15] Is the site prominent in any significant views towards a settlement?	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 Development to the south of the site is visible from the	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 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	The site is within the Green Infrastructure corridor. There is a potential for negative impact. However the development of the site may provide opportunity to improve aspects of the green infrastructure network There are limited views of the site in prominent views towards the settlem
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efficent use land [SA4]	within or does it impact on a mineral safeguarding area? [Q14] Is there scope to develop or improve green infrastructure through the development? [Q15] Is the site prominent in any significant views towards a settlement? [Q16]	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 Development to the south of the site is visible from the A172.	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 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 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	The site is within the Green Infrastructure corridor. There is a potential for negative impact. However the development of the site may provide opportunity to improve aspects of the green infrastructure network There are limited views of the site in prominent views towards the settlemedue to the existing vegetation which bounds the site.
efficent use land [SA4] To provide a good	within or does it impact on a mineral safeguarding area? [Q14] Is there scope to develop or improve green infrastructure through the development? [Q15] Is the site prominent in any significant views towards a settlement? [Q16]	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 Development to the south of the site is visible from the A172. part of the site adjoins the settlement form however this is a large site and development of the whole site would	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 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 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	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 There are limited views of the site in prominent views towards the settlemedue to the existing vegetation which bounds the site. The site does not relate well to the existing form and character of the settlement. It is disconected from the main form of the settlement. This is
To provide a good quality built environment.	within or does it impact on a mineral safeguarding area? [Q14] Is there scope to develop or improve green infrastructure through the development? [Q15] Is the site prominent in any significant views towards a settlement? [Q16]	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 Development to the south of the site is visible from the A172. part of the site adjoins the settlement form however this is a large site and development of the whole site would	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 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 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	The site is within the Green Infrastructure corridor. There is a potential for negative impact. However the development of the site may provide opportunity to improve aspects of the green infrastructure network. There are limited views of the site in prominent views towards the settlemedue to the existing vegetation which bounds the site. The site does not relate well to the existing form and character of the settlement. It is disconected from the main form of the settlement. This is
To provide a good quality built	within or does it impact on a mineral safeguarding area? [Q14] Is there scope to develop or improve green infrastructure through the development? [Q15] Is the site prominent in any significant views towards a settlement? [Q16]	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 Development to the south of the site is visible from the A172. part of the site adjoins the settlement form however this is a large site and development of the whole site would	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 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 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	The site is within the Green Infrastructure corridor. There is a potential for negative impact. However the development of the site may provide opportunity to improve aspects of the green infrastructure network There are limited views of the site in prominent views towards the settlem due to the existing vegetation which bounds the site. The site does not relate well to the existing form and character of the settlement. It is disconected from the main form of the settlement. This is

	Site ID	ALT/S/075/002	ALT/S/075/004	ALT/S/120/004
ē	Sub Area Is the development in	Stokesley	Stokesley	Stokesley
	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]			
		All new development will be expected to provide	All new development will be expected to provide	All new development will be expected to provide sufficient facilities for was
	contain individual /		sufficient facilities for waste, the exact type and nature are not known at present.	the exact type and nature are not known at present.
use	infrastructure? [Q20]	are not known at present.	are not known at present.	
	Is part of the site or	Entirely in FZ1, but site extent exceeds 1Ha.Site specific	Entirely in FZ1, but site extent exceeds 1Ha.Site specific	A small part of the site falls within FZ3a. Note that the flood risk in parts of
	2	Flood Risk Assessment Required	Flood Risk Assessment Required	the development footprint currently within FZ2 could potentially increase to FZ3 magnitudes in future due to climate change.
	[Q22]			
	Is part of the site or	Entirely in FZ1, but site extent exceeds 1Ha.Site specific	Entirely in FZ1, but site extent exceeds 1Ha.Site specific	A small part of the site falls within FZ3a. Note that the flood risk in parts of
		Flood Risk Assessment Required	Flood Risk Assessment Required	the development footprint currently within FZ2 could potentially increase to FZ3 magnitudes in future due to climate change.
	[Q21]			
		Entirely in FZ1, but site extent exceeds 1Ha.Site specific Flood Risk Assessment Required		The SFRA idicates little or no surface water flooding
evelopment is resilient	flooding? [Q23]			
o climate change and reduce the risk of				
flooding [SA7]				
	Will dovolopment	Entirely in FZ1, but site extent exceeds 1Ha.Site specific	The cite is given the externer a site amonific flood visit	A site appoising flood sick approximant will be apprized, consideration about the
	increase the risk of	Flood Risk Assessment Required	assessment will be required	A site specific flood risk assessment will be required, consideration should ligiven to the site layout and design.
	flooding? [Q24]			
	of flooding be	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 the site layout and deisgn.
	mitigated? [Q25]			
o maintain & enhance		NE Comment: Cleveland Way National Trail & North York		NE Comment North York Moors National Park - All development proposals v
	negative impact on the setting of the National	Moors National Park - All development proposals with significant impact on landscape (more than 5 residential	proposals with significant impact on landscape (more than 5 residential dwellings).	significant impact on landscape (more than 5 residential dwellings)
[SA8]		dwellings). Th site is wihtin 2km of North York Moors National Park		
	Is the development in a Conservation Area?	HE no comments	HE: no issues	HE: No issues
	[Q27]			
	Would development affect the character and	HE no comments	HE: no issues	HE: No issues
	appearance of the Conservation Area?			
	[Q28]	HE no comments	HE: no issues	HE: No issues
	affect the setting and/or significance of a	TE NO COMMENTS	The issues	112. 110 133463
	Listed Building?			
	Will the development of the site affect non-		no issues	HE: No issues
	designated heritage assets?			
	[Q30]			
	Would development impact sites of		not known	Not known
o preserve and where enhance the historic	archaeological importance?			
	[Q31]			
local cultural heritage [SA10]				
	Will the development of the site affect a	HE no comments	HE: no issues	HE: No issues
	Registered Historic Park and Garden or			
	Registered Battlefield? [Q32]			
	Will development of the	HE no comments	no issues	HE: No issues
	site affect the setting of an elevated	The no continents		133003
	conservation area? [Q33]			
		HE no comments	HE: no issues	HE: No issues
	affect the setting of a Scheduled Ancient			
	Monument?			
	[Q34]			

	Site ID	ALT/S/075/002	ALT/S/075/004	ALT/S/120/004
To provide a mix of housing types and	Sub Area Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people? [Q35]	Stokesley All sites put forward for residential development will be expected to meet policies on size type and tenure.	Stokesley All sites put forward for residential development will be expected to meet policies on size type and tenure.	Stokesley All sites put forward for residential development will be expected to meet policies on size type and tenure.
tenures [SA11]	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?	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
o reduce crime & the fear of crime [SA12]	Will the site incorporate the principles of secure	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
	Is there scope to safeguard land for future expansion of a business?		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?		redevelopment of the site may result in the loss of jobs.	
usiness Considerations [SA13 & SA14]	What type of jobs or apprenticeships will be created? [040]		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	
	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 high boundary to facilitate this.
ghway Considerations	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 high boundary to facilitate this.
	Is there sufficient capacity in the highway network to accommodate the development?	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

	Site ID	ALT/S/125/006	ALT/S/128/008	ALT/S/134/002
ō	Sub Area	Stokesley	Stokesley	Stokesley
jectiv	Parish	Rudby	Seamer	Skutterskelfe Cleveland Hills View Skutterskelfe
o Se	Address	Land to west of Rudby Farm	Seamer Farm Hilton Road, Seamer	Colonia inio i chi shake shene
Sustainability Objective				Curtilage of caravan site
stain	Current Use	Greenfield vacant	Agriculture	Cultilage of Caravan site
S	Preferred Use Site Size (HA)	Housing 1.94 ha	Housing 1.10 ha	Housing 1.52 ha
	Total Dwellings	50	16	24 caravans
	Would the development impact on nationally	The site is adjacent to the Leven Valley Woodlands SINC. NE no issues	NE: No issues	Ne: no issues
	and internationally protected sites			
	(SSSI,SINCs) in close proximity to the site?			
o Protect and enhance	[Q1]			
pio-diversity and geo- diversity	biodiversity issues?	Awaiting Information - to be Completed	Awaiting Information - to be Completed	Awaiting Information - to be Completed
[SA1]	[Q2]			
	Would the development impact on a local nature reserve?			
	Are there any TPO trees	The site is adjacent to the leven Valley Woodlands. There are no TPO Trees within	There are no TPO Trees	no TPO trees
	on the site? [Q4]	the site.		
o Protect and enhance	Is the site within a source protection zone			
	1, 2 or 3? [Q5]			
[SA2]	[45]			
	Will the development promote low and zero	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	All residential development should address energy efficiency and sustainable building practices in line w
	carbon technologies and renewable sources?		relevant national standards.	relevant national standards.
	[Q6]			
	Is there links to footpaths and cycle	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	There is a PROW to the south of the site (across the road). Which connects to the wider PROW network.
	routes? [Q7]			There are no footways connecting the site to Rudby
o protect and improve air quality and reduce				
climate change	Is there potential for new links to footpaths	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	due to the scale and location of the site there is limted opportiunity for new links	There is limited opportunity for new links given the s and location of the site.
To ensure all groups of the population have		the site which may create an opportunity to provide an additional link to the PROW		
access to adequate facilities	[40]			
[SA3 & SA9]				
	Is there access to superfast broadband	Superfast Broadband is available	There is no access to superfast broadband. High quality Wireless is available	Superfast broadband is available
	service? [Q9]		Wil eless is available	
	Does the site have good			
	connectivity to the following services and	Awaiting Information	Awaiting Information	Awaiting Information
	facilities? [Q10]	Awaiting Information	Awaiting miormation	Awaiting miormation
	Will the development re-			Caravans are on site.
	use brownfield land? [Q11]			Caravaris are on site.
	Is the site potentially subject to	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.
	contamination or other ground condition			
	issues? [Q12]			
	best and most versatile	The site is grade 3	Grade 3	Grade 3
	agricultural land (Grade 1,2 or 3a)?			
	[Q13]			
o protect and enhance soils and the most	Is the development			
	within or does it impact	The site is within a minerals safeguarding area for Sand and Gravel and Brick and Clav	The site is within a minerals safeguarding area for Sand and Gravel	The site is within a minerals safeguarding area for Cla
[SA4]	within or does it impact on a mineral safeguarding area?		The site is within a minerals safeguarding area for Sand and Gravel	The site is within a minerals safeguarding area for Cla
				The site is within a minerals safeguarding area for Cla
	on a mineral safeguarding area?			The site is within a minerals safeguarding area for Cla
	on a mineral safeguarding area?			The site is within a minerals safeguarding area for Cla
	on a mineral safeguarding area?			The site is within a minerals safeguarding area for Cla
	on a mineral safeguarding area?			The site is within a minerals safeguarding area for Cl
	on a mineral safeguarding area?			The site is within a minerals safeguarding area for Cla
	on a mineral safeguarding area?			The site is within a minerals safeguarding area for Cla
	on a mineral safeguarding area?			The site is within a minerals safeguarding area for Cla
	on a mineral safeguarding area? [Q14]	Clay	and Gravel	
	on a mineral safeguarding area? [Q14] Is there scope to develop or improve	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	The site is not within or on the edge of the green infrastructure corridor.given the scale of the site there is	The site is on the edge of the green infrastructure network. There is limted scope given the scale of the
	on a mineral safeguarding area? [Q14] Is there scope to develop or improve green infrastructure through the	The site is within the Green Infrastructure corridor. There is a potential for a	and Gravel The site is not within or on the edge of the green	The site is on the edge of the green infrastructure network. There is limted scope given the scale of the
	on a mineral safeguarding area? [Q14] 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 limted scope given the scale of the to improve the green infrastructure corridor.
	on a mineral safeguarding area? [Q14] Is there scope to develop or improve green infrastructure through the development? [Q15] Is the site prominent in any significant views	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 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 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 prominent in views towards the settlemnt from Seamer/Hilton Road. The site is also visible from	The site is on the edge of the green infrastructure network. There is limted scope given the scale of the to improve the green infrastructure corridor. There are limited views of the site from holme lane, of apporaching the site from Rudby hall due to the exist
	on a mineral safeguarding area? [Q14] Is there scope to develop or improve green infrastructure through the development? [Q15] Is the site prominent in	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 presently prominent from Rudby Bank. The site would be visible	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 prominent in views towards the settlemnt	The site is on the edge of the green infrastructure network. There is limted scope given the scale of the to improve the green infrastructure corridor. There are limited views of the site from holme lane, o
	on a mineral safeguarding area? [Q14] Is there scope to develop or improve green infrastructure through the development? [Q15] Is the site prominent in any significant views towards a settlement?	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 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 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 prominent in views towards the settlemnt from Seamer/Hilton Road. The site is also visible from	The site is on the edge of the green infrastructure network. There is limted scope given the scale of the to improve the green infrastructure corridor. There are limited views of the site from holme lane, of apporaching the site from Rudby hall due to the exist.
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	on a mineral safeguarding area? [Q14] Is there scope to develop or improve green infrastructure through the development? [Q15] Is the site prominent in any significant views towards a settlement?	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 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 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 prominent in views towards the settlemnt from Seamer/Hilton Road. The site is also visible from	The site is on the edge of the green infrastructure network. There is limted scope given the scale of the to improve the green infrastructure corridor. There are limited views of the site from holme lane, capporaching the site from Rudby hall due to the exist
	on a mineral safeguarding area? [Q14] Is there scope to develop or improve green infrastructure through the development? [Q15] Is the site prominent in any significant views towards a settlement?	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 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 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 prominent in views towards the settlemnt from Seamer/Hilton Road. The site is also visible from	The site is on the edge of the green infrastructure network. There is limted scope given the scale of the to improve the green infrastructure corridor. There are limited views of the site from holme lane, capporaching the site from Rudby hall due to the exist
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	on a mineral safeguarding area? [Q14] Is there scope to develop or improve green infrastructure through the development? [Q15] Is the site prominent in any significant views towards a settlement? [Q16]	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 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 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 prominent in views towards the settlemnt from Seamer/Hilton Road. The site is also visible from Holme Lane	The site is on the edge of the green infrastructure network. There is limited scope given the scale of the to improve the green infrastructure corridor. There are limited views of the site from holme lane, of apporaching the site from Rudby hall due to the exist tree coverage and landscaping bounding the site. The site disconnected from the settlements of Rudby
	on a mineral safeguarding area? [Q14] Is there scope to develop or improve green infrastructure through the development? [Q15] Is the site prominent in any significant views towards a settlement? [Q16] What is the impact on form and character of a settlement?	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 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 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 prominent in views towards the settlemnt from Seamer/Hilton Road. The site is also visible from Holme Lane 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 elevated from the	The site is on the edge of the green infrastructure network. There is limted scope given the scale of the to improve the green infrastructure corridor. There are limited views of the site from holme lane, of apporaching the site from Rudby hall due to the exist tree coverage and landscaping bounding the site.
	on a mineral safeguarding area? [Q14] Is there scope to develop or improve green infrastructure through the development? [Q15] Is the site prominent in any significant views towards a settlement? [Q16]	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 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 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 viewee from the PROW. Mitigation measures including a high quality design and landscape	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 prominent in views towards the settlemnt from Seamer/Hilton Road. The site is also visible from Holme Lane 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 droad as a result would have an impact on the character of the settlement.	The site is on the edge of the green infrastructure network. There is limited scope given the scale of the to improve the green infrastructure corridor. There are limited views of the site from holme lane, capporaching the site from Rudby hall due to the exist tree coverage and landscaping bounding the site. The site disconnected from the settlements of Rudby and Skutterskelf. Permission has been granted for
To provide a good quality built	on a mineral safeguarding area? [Q14] Is there scope to develop or improve green infrastructure through the development? [Q15] Is the site prominent in any significant views towards a settlement? [Q16] What is the impact on form and character of a settlement?	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 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 not presently 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 viewer 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	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 prominent in views towards the settlemnt from Seamer/Hilton Road. The site is also visible from Holme Lane 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 droad as a result would have an impact on the character of the settlement.	The site is on the edge of the green infrastructure network. There is limted scope given the scale of the to improve the green infrastructure corridor. There are limited views of the site from holme lane, o apporaching the site from Rudby hall due to the existitree coverage and landscaping bounding the site. The site disconnected from the settlements of Rudby and Skutterskelf. Permission has been granted for
To provide a good	on a mineral safeguarding area? [Q14] Is there scope to develop or improve green infrastructure through the development? [Q15] Is the site prominent in any significant views towards a settlement? [Q16] What is the impact on form and character of a settlement?	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 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 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 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 prominent in views towards the settlemnt from Seamer/Hilton Road. The site is also visible from Holme Lane 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 droad as a result would have an impact on the character of the settlment.	The site is on the edge of the green infrastructure network. There is limited scope given the scale of the to improve the green infrastructure corridor. There are limited views of the site from holme lane, of apporaching the site from Rudby hall due to the exist tree coverage and landscaping bounding the site. The site disconnected from the settlements of Rudby and Skutterskelf. Permission has been granted for
To provide a good quality built environment.	on a mineral safeguarding area? [Q14] Is there scope to develop or improve green infrastructure through the development? [Q15] Is the site prominent in any significant views towards a settlement? [Q16] What is the impact on form and character of a settlement?	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 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 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 be suitable for greenspace assessment indicates that the site may be suitable for greenspace designation, further clarification is	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 prominent in views towards the settlemnt from Seamer/Hilton Road. The site is also visible from Holme Lane 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 droad as a result would have an impact on the character of the settlment.	The site is on the edge of the green infrastructure network. There is limted scope given the scale of the to improve the green infrastructure corridor. There are limited views of the site from holme lane, apporaching the site from Rudby hall due to the exist tree coverage and landscaping bounding the site. The site disconnected from the settlements of Rudby and Skutterskelf. Permission has been granted for

	Site ID	ALT/S/125/006	ALT/S/128/008	ALT/S/134/002
ā	Sub Area Is the development in	Stokesley	Stokesley	Stokesley
	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]			
		All new development will be expected to provide sufficient facilities for waste, the		All new development will be expected to provide
oduced and ensure re-	contain individual / communal site facilities / infrastructure?	exact type and nature are not known at present.	sufficient facilities for waste, the exact type and nature are not known at present.	sufficient facilities for waste, the exact type and natu are not known at present.
use [SA6]	[Q20]			
	Is part of the site or whole site in Flood Zone	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.
	2 [Q22]			
	Is part of the site or whole site in Flood Zone	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.
	3 [Q21]		nood risk assessment required.	
	Does the site have a	Entirely in FZ1, the surface water flooding maps indicate limited areas prone to	Entirely in FZ1, but site extent exceeds 1Ha.Site specific	Entirely in FZ1, but site extent exceeds 1Ha.Developr
To ensure all	flooding?	surface water flooding.the site extent exceeds 1Ha so a site specific FRA is required.	flood risk assessment required.	could be permitted subject to FRA
o climate change and	[Q23]			
reduce the risk of flooding [SA7]				
[SA/]				
	Will development increase the risk of	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	Entirely in FZ1, but site extent exceeds 1Ha.Develope could be permitted subject to FRA
	flooding? [Q24]		flood risk assesment.	
	Can any increase in risk of flooding be	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.Depender on a site specific flood risk assessment
	mitigated? [Q25]			·
o maintain & enhance	Does the site have a negative impact on the	NE: No issues	NE: No issues raised	NE: No issues
e character of AONB & National Park	setting of the National Park or AONB?			
[SA8]	[Q26]			
	Conservation Area?	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.	HE: No issues	HE. No issues
	[Q27]	See Comments (d)		
		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	HE: No issues	HE. No issues
		contribute to the significance of the Conservation Area. See Comments (d)		
		He No comment. The site is near to a listed building.	HE: No issues	HE. No issues
	affect the setting and/or significance of a Listed Building?			
	[Q29]			
	Will the development of	This site is unlikely to have an adverse affect on Skutterskelfe Park	HE: No issues	HE. No issues
	the site affect non- designated heritage	This site is utilikely to have all adverse affect on skutterskelle Falk	ne. No issues	HE. NO ISSUES
	assets? [Q30]			
		not known at this stage	Not known at present	not known at present
preserve and where	impact sites of archaeological			
enhance the historic environment and	importance? [Q31]			
nprove understanding local cultural heritage				
[SA10]				
	Will the development of	He No comment	HE: No issues	HE. No issues
	the site affect a Registered Historic Park			
	and Garden or Registered Battlefield?			
	[Q32]		U.S. M. S.	
	Will development of the		HE: No issues	HE. No issues
	site affect the setting of			
	an elevated conservation area?			
	an elevated			
	an elevated conservation area? [Q33]	He No comment	HE: No issues	HE. No issues
	an elevated conservation area? [Q33]	He No comment	HE: No issues	HE. No issues
	an elevated conservation area? [Q33] Would development affect the setting of a	He No comment	HE: No issues	HE. No issues

	A1. 15	**= !o !+== !aac		
	Site ID	ALT/S/125/006	ALT/S/128/008	ALT/S/134/002
ā	Sub Area Will the development	Stokesley All sites put forward for residential development will be expected to meet policies	Stokesley All sites put forward for residential development will be	Stokesley There is a potential for the site to provde market housi
To provide a mix of housing types and	make provision of sufficient market housing of a size and type that meets local housing needs, including older people? [Q35]	on size type and tenure.	expected to meet policies on size type and tenure.	that is a potential in the site to provde in larket how that is smaller and more affordable. The size and type likely to be limited and the site is distant from existing services.
tenures [SA11]	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? [O36]	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.
o reduce crime & the fear of crime [SA12]	Will the site incorporate	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 design.
	Is there scope to safeguard land for future expansion of a business?			
siness Considerations	How many direct jobs will be created as a result of development? [Q39] What type of jobs or			
[SA13 & SA14]	apprenticeships will be created? [O40] Will the proposed development enable			
	expansion of an existing site or business? [Q41]			
	Is there potential for a suitable access to a highway? [Q42]	= Red The site does no 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.
hway Considerations	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?	Awaiting highways comments.	highways to advise	highways to advise
	[044] 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

	Site ID	ALT/S/142/031	ALT/T/025/015	ALT/T/037/011
ě	Sub Area	Stokesley	Thirsk	Thirsk
)jectiv	Parish	Stokesley St Jospeh's RC Church, Tanton Road, Stokesley	Carlton Miniott Treske Ltd Station Works, Carlton Miniott, Thirsk	Dalton Land at Primrose Hill Dalton, Thirsk, YO7 3HA
Sustainability Objective	Address			,
nabili	Comment III	Grazing	Commercial	Agriculture
ustai	Current Use Preferred Use	Housing	Housing	Housing
У	Site Size (HA)	1.54 ha	0.63 ha	0.96 ha
	Total Dwellings Would the development	39 NE no issues raised	27 Ne No issues raised	17 NE comment no issue raised.
	impact on nationally and internationally protected sites (SSSI,SINCs) in close proximity to the site? [Q1]			
Protect and enhance io-diversity and geo- diversity [SA1]	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
o Protect and enhance ater and reduce water consumption [SA2]	Is the site within a source protection zone 1, 2 or 3? [Q5]			
		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 efficier and sustainable building practices in line with relevant national standards.
	Is there links to footpaths and cycle routes?	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 primro hill to chapel row. There is a footway to pit ings lane and primrose hill
o protect and improve air quality and reduce climate change				
	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?	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
		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 south part of the site is Grade 2
o protect and enhance soils and the most efficent use land [SA4]	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
	Is there scope to develop or improve green infrastructure	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	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	The site is not within the green infrastructure corridor. The would be limited opportunity to improve the green infrastructure through the development.
	through the development? [Q15]	infrastructure network The site is within the settlement and is not prominent in views towards the settlement.	improve aspects of the green infrastructure network. The site is not prominent in veiws from Carlton Rd/Station Rd (A61) The site will be prominent from the	The site is not prominent in significant views towards the
	[Q16]		PROW along the eastern boundary.	
	What is the impact on form and character of a settlement?	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		Development of the whole site wuuld have a limited impathe form of the settlement.
To provide a good quality built environment.	[Q17]	green space wil be determined by the greenspace assessment.		

	Site ID	ALT/S/142/031	ALT/T/025/015	ALT/T/037/011
б	Sub Area Is the development in	Stokesley	Thirsk Railway to the north east of the site with Thrisk Station	Thirsk there are some substantial poultry houses (currently used for
	an area where noise, dust light or smell is likely to cause nuisance to new or existing residents? [Q18]		located to the south east of the site.	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	
	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.
		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.
To ensure all	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 he 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
	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?	HE no issues raised.	HE No issues	HE. No issues raised
	[Q28] 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
To preserve and where enhance the historic	Would development impact sites of archaeological importance?	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	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

	City ID	ALT IC IA 42 IO24	A I T / T / O 2 F / O 4 F	ALT/T/007/044
	Site ID	ALT/S/142/031	ALT/T/025/015	ALT/T/037/011
ē	Sub Area Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?	Stokesley All sites put forward for residential development will be expected to meet policies on size type and tenure.	Thirsk All sites put forward for residential development will be expected to meet policies on size type and tenure.	Thirsk All sites put forward for residential development will be expected to meet policies on size type and tenure.
To provide a mix of housing types and tenures [SA11]	[Q35] 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?	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
o 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.
siness Considerations [SA13 & SA14]	Is there scope to safeguard land for future expansion of a business? 10.381 How many direct jobs will be created as a result of development? [0.39] What type of jobs or apprenticeships will be created? 10.401 Will the proposed development enable expansion of an existing site or business? [0.41]		The nature of the expansion is unkown, therefore the level of job creation is unknown at present. The nature of the expansion is unkown, therefore the level of job creation is unknown at present. Redevelopment of the site is intended to release funds to enable the business to relocate and expand its operation.	
	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 achieve particularly in relation to the proximity of the Primrose Hill Pit Ings Lane junction.
ighway Considerations	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 of 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?	Await highways comments	Highways to advise	Awaiting highways comments
	[044] SITE SUMMARY		The site relates well to the form and character of the settlement and is not prominent in any views towards	Development of the site would lead to the loss of some Gra 2 agricultural land. However the site relates reasonably well to existing development and would have a limited impact of the character and form of the settlement. Access is achievable. Although the site is within flood zone 1. Pit Ingwithin Flood Zone 3. There would be a need to demonstrate that a safe access and egress can be made during in periodic flooding. Subject to the consideration of safe access and egress during flooding events in Dalton this site could be suitable. Preferred Site.

	Site ID	ALT/T/037/012	ALT/T/037/013
Je je	Sub Area	Thirsk	Thirsk
ectiv	Parish	Dalton Land at Pit Ings lane Dalton, Thirsk, YO7 3HA	Dalton
Sustainability Objective	Address	Land at Fit tings rate Dation, Thirties, TO7 STA	OS Field No 9519 Dalton, Thirsk
abilit		Andershure	
st ain	Current Use	Agriculture	Grass and arable
Sus	Preferred Use	Housing 0.53 ha	Housing
	Site Size (HA) Total Dwellings	10	0.43 ha 10
	Would the development		NE: No issues
	impact on nationally and internationally		
	protected sites (SSSI,SINCs) in close		
	proximity to the site? [Q1]		
Protect and enhance bio-diversity and geo-	Does the site have any biodiversity issues?	Awaiting Information - to be Completed	Awaiting Information - to be Completed
diversity [SA1]	[Q2]		
	Would the development impact on a local nature		
	reserve? Are there any TPO trees	There are no TPO trees	There are no TPO trees
	on the site?	There are no trot trees	mere are no fro trees
	[Q4]		
Protect and enhance	Is the site within a source protection zone		
ater and reduce water consumption	1, 2 or 3? [Q5]		
[SA2]			
	Will the development promote low and zero	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
	carbon technologies and renewable sources?		relevant national standards.
	[Q6]		
	Is there links to footpaths and cycle	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 foo along the highway on the opposite side of the road
	routes? [Q7]		extends towards dalton but there are stretches alo route without a footway.
	[47]		Toute without a footway.
protect and improve ir quality and reduce			
climate change	Is there potential for	Given the scale and location of the site there are limited opportunities to	There is limited potential to create new links given
o ensure all groups of	new links to footpaths and cycle routes?	create new links	scale and location of the site.
the population have access to adequate	[Q8]		
facilities [SA3 & SA9]			
	Is there access to superfast broadband	There is access to superfast broadband	Superfast broadband is available
	service? [Q9]		
	Does the site have good		
	connectivity to the following services and	Awaiting Information	Awaiting Information
	facilities? [Q10]		3
	Will the development re-		
	use brownfield land? [Q11]		
	Is the site potentially	The Gis data does not indicate any signs of historic contamination.	The GIS data does not indicate that there is any
	subject to	The dis data does not indicate any signs of historic contamination.	historical contamination on the site
	contamination or other ground condition		
	issues? [Q12]		
	Would there be loss of best and most versatile	The site is grade 2 agricultural land	Grade 2
	agricultural land (Grade 1,2 or 3a)?		
	[Q13]		
o protect and enhance	Is the development	The site is within a minerals safeguarding area for sand and gravel	The site is within a minerals safeguarding area for
soils and the most efficent use land	within or does it impact on a mineral		Clay
[SA4]	safeguarding area? [Q14]		
			The site is not within the green infrastructure corri
	Is there scope to	The site is not within the green infrastructure corridor. There would be	
	Is there scope to develop or improve green infrastructure	The site is not within the green infrastructure corridor. There would be limited opportunity to improve the green infrastructure through the development.	there is little to no scope given the scale and location
	develop or improve green infrastructure through the	limited opportunity to improve the green infrastructure through the	there is little to no scope given the scale and locati
	develop or improve green infrastructure through the development? [Q15]	limited opportunity to improve the green infrastructure through the development.	there is little to no scope given the scale and locati the site to improve the green infrastructure networ
	develop or improve green infrastructure through the development? [Q15] Is the site prominent in any significant views	limited opportunity to improve the green infrastructure through the	there is little to no scope given the scale and locati the site to improve the green infrastructure networ the site is prominent in views along the route towa dalton. Due to the distance from dalton and the tre
	develop or improve green infrastructure through the development? [Q15] Is the site prominent in	limited opportunity to improve the green infrastructure through the development. The would be prominent in significant views towards the settlement from	there is little to no scope given the scale and locati the site to improve the green infrastructure networ the site is prominent in views along the route towa dalton. Due to the distance from dalton and the tre
	develop or improve green infrastructure through the development? [O15] Is the site prominent in any significant views towards a settlement?	limited opportunity to improve the green infrastructure through the development. The would be prominent in significant views towards the settlement from	there is little to no scope given the scale and location the site to improve the green infrastructure network the site is prominent in views along the route toward alton. Due to the distance from dalton and the trecoverage towards dalton, the existing settlement is
	develop or improve green infrastructure through the development? [O15] Is the site prominent in any significant views towards a settlement?	limited opportunity to improve the green infrastructure through the development. The would be prominent in significant views towards the settlement from	there is little to no scope given the scale and location the site to improve the green infrastructure network the site is prominent in views along the route toward alton. Due to the distance from dalton and the trecoverage towards dalton, the existing settlement is
	develop or improve green infrastructure through the development? [O15] Is the site prominent in any significant views towards a settlement?	limited opportunity to improve the green infrastructure through the development. The would be prominent in significant views towards the settlement from	there is little to no scope given the scale and location the site to improve the green infrastructure network the site is prominent in views along the route toward alton. Due to the distance from dalton and the trecoverage towards dalton, the existing settlement is
	develop or improve green infrastructure through the development? [O15] Is the site prominent in any significant views towards a settlement?	limited opportunity to improve the green infrastructure through the development. The would be prominent in significant views towards the settlement from	there is little to no scope given the scale and locati the site to improve the green infrastructure networ The site is prominent in views along the route towa dalton. Due to the distance from dalton and the tre- coverage towards dalton, the existing settlement is
	develop or improve green infrastructure through the development? [O15] Is the site prominent in any significant views towards a settlement?	limited opportunity to improve the green infrastructure through the development. The would be prominent in significant views towards the settlement from	there is little to no scope given the scale and locati the site to improve the green infrastructure networ The site is prominent in views along the route towa dalton. Due to the distance from dalton and the tre- coverage towards dalton, the existing settlement is
	develop or improve green infrastructure through the development? [O15] Is the site prominent in any significant views towards a settlement?	limited opportunity to improve the green infrastructure through the development. The would be prominent in significant views towards the settlement from	there is little to no scope given the scale and location the site to improve the green infrastructure network. The site is prominent in views along the route toward dalton. Due to the distance from dalton and the trecoverage towards dalton, the existing settlement is prominent from the site.
	develop or improve green infrastructure through the development? [Q15] Is the site prominent in any significant views towards a settlement? [Q16] What is the impact on form and character of a	limited opportunity to improve the green infrastructure through the development. The would be prominent in significant views towards the settlement from the Public Right of way to the south. 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	there is little to no scope given the scale and location the site to improve the green infrastructure network. The site is prominent in views along the route toward alton. Due to the distance from daiton and the trecoverage towards dalton, the existing settlement is prominent from the site. The site is distant from the settlment of dalton and not relate well to the existing form. There are three
	develop or improve green infrastructure through the development? [Q15] Is the site prominent in any significant views towards a settlement? [Q16]	Imited opportunity to improve the green infrastructure through the development. The would be prominent in significant views towards the settlement from the Public Right of way to the south. 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	there is little to no scope given the scale and location the site to improve the green infrastructure network. The site is prominent in views along the route toward alton. Due to the distance from dalton and the trecoverage towards dalton, the existing settlement is prominent from the site. The site is distant from the settlment of dalton and 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.
To provide a good	develop or improve green infrastructure through the development? [Q15] Is the site prominent in any significant views towards a settlement? [Q16] What is the impact on form and character of a settlement?	The would be prominent in significant views towards the settlement from the Public Right of way to the south. The would be prominent in significant views towards the settlement from the Public Right of way to the south. 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	there is little to no scope given the scale and location the site to improve the green infrastructure network. The site is prominent in views along the route toward alton. Due to the distance from dalton and the trecoverage towards dalton, the existing settlement is prominent from the site. The site is distant from the settlment of dalton and 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.
quality built environment.	develop or improve green infrastructure through the development? [Q15] Is the site prominent in any significant views towards a settlement? [Q16] What is the impact on form and character of a settlement?	The would be prominent in significant views towards the settlement from the Public Right of way to the south. The would be prominent in significant views towards the settlement from the Public Right of way to the south. 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	there is little to no scope given the scale and location the site to improve the green infrastructure network. The site is prominent in views along the route toward alton. Due to the distance from dalton and the trecoverage towards dalton, the existing settlement is prominent from the site. The site is distant from the settlment of dalton and 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.
quality built	develop or improve green infrastructure through the development? [Q15] Is the site prominent in any significant views towards a settlement? [Q16] What is the impact on form and character of a settlement?	The would be prominent in significant views towards the settlement from the Public Right of way to the south. The would be prominent in significant views towards the settlement from the Public Right of way to the south. 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	there is little to no scope given the scale and location the site to improve the green infrastructure network. The site is prominent in views along the route toward alton. Due to the distance from dalton and the tree coverage towards dalton, the existing settlement is prominent from the site. The site is distant from the settlment of dalton and 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.
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	Site ID	ALT/T/037/012	ALT/T/037/013
ō	Sub Area Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Thirsk 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.	Thirsk There is an existing employmetn use opposite the site
	[Q18] Is the proposed preferred use for the site appropriate to the land uses of the surrounding land (north, south, east, west)? [Q19]		
o reduce level of waste roduced 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 naturare not known at present.
		Entirely in FZ1, with minimal or no risk from surface water flooding. I t 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.
		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.
To ensure all levelopment is resilient to climate change and reduce the risk of flooding [SA7]		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.
[SA7]		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
		No Should be permitted on flood risk grounds subject to consultation with LPA/LLFA	No Should be permitted on flood risk grounds subject consultation with LPA/LLFA
To maintain & enhance he 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
	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?	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
Fo preserve and where enhance the historic environment and mprove understanding f local cultural heritage [SA10]	Would development impact sites of archaeological importance?	not known at this stage	
	Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? [Q32]		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

	Site ID	ALT/T/037/012	ALT/T/037/013
o.	Sub Area	Thirsk	Thirsk
To provide a mix of housing types and	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.
tenures [SA11]	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?	the site has been put forward for housing and will be subject to policies for type, tenure and mix of housing	subject to policies for type, tenure and mix of housing
To reduce crime & the fear of crime [SA12]	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 to design.
Business Considerations [SA13 & SA14]	Is there scope to safeguard land for future expansion of a business? 10381 How many direct jobs will be created as a result of development? [039] What type of jobs or apprenticeships will be created? 10401 Will the proposed development enable expansion of an existing site or business? [041]		
	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 sa suitable access to NYCC highway design standards with appropriate visibility splays could be achieved onto C9th
Highway Considerations	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 sa suitable access to NYCC highway design standards with appropriate visibility splays could be achieved onto C9
	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.

	Site ID	ALT/T/037/014	ALT/T/037/015	ALT/T/100/001
ive	Sub Area	Thirsk	Thirsk	Thirsk
Sustaina bility Objective	Parish	Dalton	Dalton	Maunby
ility O	Address	OS Field no 6220 Dalton, Thirsk	Land Surrounding The Moor & Pheasant PH, Dalton Moor, Dalton, Thirsk, North Yorkshire	
ainab	Current Use	Grass and arable		
Sust	Preferred Use	Housing	Housing	Housing
	Site Size (HA) Total Dwellings	0.19 ha 10	0.61 ha	0.72 ha
	Would the development impact on nationally	NE NO issues	NE do not identify any issues	NE: no issues
	and internationally protected sites			
	(SSSI,SINCs) in close proximity to the site?			
To Protect and enhance bio-diversity and geo-	[Q1] Does the site have any	Awaiting Information - to be Completed	Awaiting Information - to be Completed	Awaiting Information - to be Completed
diversity	biodiversity issues? [Q2]			
	Would the development impact on a local nature			no issues
		There are no TPO trees on site, there are TPO trees adjacent to the site	There are no TPO trees on site	There are clusters of trees protected by Tree Preservation
	on the site? [Q4]	on the opposite site of the road.		Order within site and along boundary.
To Protect and enhance	Is the site within a source protection zone			
	1, 2 or 3? [Q5]			
[SA2]		All residential development should address energy officiancy and	All residential development should address an error officiancy.	All residential development should address energy officians
	Will the development promote low and zero carbon technologies and	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.
	renewable sources? [Q6]		Trational Standards.	national standards.
	Is there links to	There is a prow near the site, on the opposite side of the road. There is a		No pavements on road to which site fronts onto. Public Righ
	footpaths and cycle routes? [Q7]	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.	highway but no pavements at this point. No cycle route evident. The site is disconnected from pavement network in Dalton.	of Way in close proximity to site. No cycle route evident. Bridleway links to village but no direct links to site.
	[0/]	footway	Datton.	
T				
To protect and improve air quality and reduce climate change				
To ensure all groups of	Is there potential for new links to footpaths	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
access to adequate	and cycle routes? [Q8]			proximity to site. No cycle route evident.
facilities [SA3 & SA9]				
	Is there access to	There is access to superfast broadband	superfast broadband is available	yes
	superfast broadband service? [Q9]			
	Does the site have good			
	connectivity to the following services and	Awaiting Information	Awaiting Information	Awaiting Information
	facilities? [Q10]			
	Will the development re- use brownfield land?	The site is greenfield.	90% previously developed	greenfield site
	[Q11]			
	Is the site potentially subject to	the gis data does not indicate any sign of historic contamination	The gis data does not indicate any historic contamination	no issues
	contamination or other ground condition			
	issues?			
	issues? [Q12] Would there be loss of	Grade 2	The site is Grade 2 argricultural Land	loss of grade 3b
	[Q12] Would there be loss of best and most versatile agricultural land (Grade	Grade 2	The site is Grade 2 argricultural Land	loss of grade 3b
	[Q12] Would there be loss of best and most versatile	Grade 2	The site is Grade 2 argricultural Land	loss of grade 3b
To protect and enhance	[Q12] Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13] Is the development	Grade 2 The site is within a minerals safeguarding area for Brick Clay	The site is Grade 2 argricultural Land site overlaps with mineral safeguarding area for Brick Clay	The site is within a minerals safeguarding area for sand and
To protect and enhance soils and the most efficent use land	[Q12] Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13] Is the development within or does it impact on a mineral			
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To protect and enhance soils and the most efficent use land	[Q12] Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13] Is the development within or does it impact on a mineral safeguarding area?			The site is within a minerals safeguarding area for sand and
To protect and enhance soils and the most efficent use land	[Q12] Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13] Is the development within or does it impact on a mineral safeguarding area?			The site is within a minerals safeguarding area for sand and
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To protect and enhance soils and the most efficent use land [SA4]	[Q12] Would there be loss of best and most versatile agricultural land (Grade 1,2 or 3a)? [Q13] 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 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	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 The site is within the GI and could have a potential negative impact but may provide an opportunity through careful design.
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To protect and enhance soils and the most efficent use land [SA4]	What is the impact on form and character of a settlement?	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 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 not connected to the settlement of Dalton and does not relate well to the existing form. There are two dwellings at this location, and signidicant additional development would have an impact on the	site overlaps with mineral safeguarding area for Brick Clay The site is not near to GI corridor, there is limited scope to develop or improve the GI 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. Residential development in this location would be disconnected from the settlement. New residential development would have an impact on the character of the	The site is within a minerals safeguarding area for sand and gravel and Brick and Clay 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 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. 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
To protect and enhance soils and the most efficent use land [SA4] To provide a good quality built environment.	What is the impact on form and character of a settlement?	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 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 not connected to the settlement of Dalton and does not relate well to the existing form. There are two dwellings at this location, and signidicant additional development would have an impact on the	site overlaps with mineral safeguarding area for Brick Clay The site is not near to GI corridor, there is limited scope to develop or improve the GI 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. Residential development in this location would be disconnected from the settlement. New residential development would have an impact on the character of the	The site is within a minerals safeguarding area for sand and gravel and Brick and Clay 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 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 easters end. Development would result in loss of this key view. 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
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To protect and enhance soils and the most efficent use land [SA4] To provide a good quality built environment.	What is the impact on form and character of a settlement?	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 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 not connected to the settlement of Dalton and does not relate well to the existing form. There are two dwellings at this location, and signidicant additional development would have an impact on the	site overlaps with mineral safeguarding area for Brick Clay The site is not near to GI corridor, there is limited scope to develop or improve the GI 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. Residential development in this location would be disconnected from the settlement. New residential development would have an impact on the character of the	The site is within a minerals safeguarding area for sand and gravel and Brick and Clay The site is within the GI and could have a potential negative impact but may provide an opportunity through careful designed and landscaping to improve the environment 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 easter end. Development would result in loss of this key view. 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

	Site ID	ALT/T/037/014	ALT/T/037/015	ALT/T/100/001
ā	Sub Area Is the development in	Thirsk		Thirsk no issues
	an area where noise, dust light or smell is likely to cause nuisance		potentially create noise.	
	to new or existing residents?			
	[Q18]			
	Is the proposed			no issues
	preferred use for the site appropriate to the land uses of the			
	surrounding land (north, south, east,			
	west)? [Q19]			
reduce level of waste	Will the development contain individual /	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	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not know
oduced and ensure re- use [SA6]	communal site facilities / infrastructure? [Q20]		at present.	present.
[SAO]	Is part of the site or	10% or more of the site lies within FZ3a. Note that the flood risk in parts		A small part of the site falls within FZ3a. Note that the floo
	whole site in Flood Zone 2 [Q22]	of the development footprint currently within FZ2 could potentially increase to FZ3 magnitudes in future due to climate change.	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	risk in parts of the development footprint currently within I could potentially increase to FZ3 magnitudes in future due climate change
	[]		2 could potentially increase to Flood Zone 3 magnitudes in future due to climate change. An Exception Test would be	
			required	
	Is part of the site or whole site in Flood Zone 3	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.		A small part of the site falls within F23a. Note that the floc risk in parts of the development footprint currently within it could potentially increase to F23 magnitudes in future due
	[Q21]		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	
	Does the site have a	Surface water is present on the northern part of the eastern side.	The eastern section / southern section of the site is	Mapping layers show large area on northern and eastern
To ensure all evelopment is resilient	history of surface water flooding?		susceptible to surface water flooding. The Strategic Flood Risk Assessment states that 10% or more of the site lies within	extends across the highway which the site fronts onto. Are
o climate change and reduce the risk of	[Q23]		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	susceptible to surface water flooding extend into the north edge of the site and there are sections of susceptibility with the centre of the site. A small part of the site falls within FZ
flooding [SA7]			to climate change. An Exception Test would be required	Note that the flood risk in parts of the development footpri currently within FZ2 could potentially increase to FZ3
	Will development	10% or more of the site lies within FZ3a. Note that the flood risk in parts		magnitudes in future due to climate change. Consider the design and layout - dependent on the findings
	increase the risk of flooding?	of the development footprint currently within FZ2 could potentially increase to FZ3 magnitudes in future due to climate change. An exercise Test would be required.	and is susceptible to surface water flooding so development may increase risk of flooding	the site specific flood risk assessment
	[Q24]	exception Test would be required		
	Can any increase in risk	SFRA recommends and exception test is required.		consider the design and layout - dependent on findings of t
	of flooding be mitigated?			site specific flood risk assessment
	[Q25]			
·i-t-i- 0	Does the site have a	Ne No issues	NO issues	NE: no issues
o maintain & enhance e character of AONB & National Park	negative impact on the setting of the National Park or AONB?			
[SA8]	[Q26]	HE Comments; No issues	He: NO issues	HE: no issues
	Conservation Area? [Q27]	ne comments, no issues	10. 100 153203	112. TIO 133263
	Would development			
		HE Comments; No issues	He: No issues	HE: no issues
	affect the character and appearance of the	HE Comments; No issues	He: No issues	HE: no issues
	affect the character and appearance of the Conservation Area? [Q28] Would development	HE Comments; No issues	He: No issues He: no issues	HE: This area forms part of the designed landscape associat
	affect the character and appearance of the Conservation Area? [Q28] Would development affect the setting and/or significance of a			HE: This area forms part of the designed landscape associat with the Grade II Listed Maunby Hall. The loss of this open area and its subsequent development could affect elements
	affect the character and appearance of the Conservation Area? [Q28] Would development affect the setting	HE Comments; No issues		HE: This area forms part of the designed landscape associat with the Grade II Listed Maunby Hall. The loss of this open
	affect the character and appearance of the Conservation Area? [Q28] Would development affect the setting and/or significance of a Listed Building? [Q29] Will the development of	HE Comments; No issues		HE: This area forms part of the designed landscape associate 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
	affect the character and appearance of the Conservation Area? [Q28] Would development affect the setting and/or significance of a Listed Building? [Q29] Will the development of the site affect non-designated heritage	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 associal 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)
	affect the character and appearance of the Conservation Area? [Q28] Would development affect the setting and/or significance of a Listed Building? [Q29] Will the development of the site affect non-designated heritage assets? [Q30]	HE Comments; No issues The site is within the buffer zone for a listed building HE Comments; No issues	He: no issues He: No issues	HE: This area forms part of the designed landscape associate 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)
	affect the character and appearance of the Conservation Area? [Q28] Would development affect the setting and/or significance of a Listed Building? [Q29] Will the development of the site affect non-designated heritage assets? [Q30] Would development impact sites of	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 associal 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)
enhance the historic	affect the character and appearance of the Conservation Area? [Q28] Would development affect the setting and/or significance of a Listed Building? [Q29] Will the development of the site affect non-designated heritage assets? [Q30] Would development impact sites of archaeological importance?	HE Comments; No issues The site is within the buffer zone for a listed building HE Comments; No issues	He: no issues He: No issues	HE: This area forms part of the designed landscape associate 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)
enhance the historic environment and aprove understanding local cultural heritage	affect the character and appearance of the Conservation Area? [Q28] Would development affect the setting and/or significance of a Listed Building? [Q29] Will the development of the site affect non-designated heritage assets? [Q30] Would development impact sites of archaeological	HE Comments; No issues The site is within the buffer zone for a listed building HE Comments; No issues	He: no issues He: No issues	HE: This area forms part of the designed landscape associa with the Grade II Listed Maunby Hall. The loss of this open area and its subsequent development could affect element: which contribute to the significance of this building. See Comments (b)
enhance the historic environment and nprove understanding	affect the character and appearance of the Conservation Area? [Q28] Would development affect the setting and/or significance of a Listed Building? [Q29] Will the development of the site affect non-designated heritage assets? [Q30] Would development impact sites of archaeological importance?	HE Comments; No issues The site is within the buffer zone for a listed building HE Comments; No issues	He: no issues He: No issues	HE: This area forms part of the designed landscape associate 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)
enhance the historic environment and nprove understanding local cultural heritage	affect the character and appearance of the Conservation Area? [Q28] Would development affect the setting and/or significance of a Listed Building? [Q29] Will the development of the site affect non-designated heritage assets? [Q30] Would development impact sites of archaeological importance?	HE Comments; No issues The site is within the buffer zone for a listed building HE Comments; No issues	He: no issues He: No issues	HE: This area forms part of the designed landscape associat 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)
enhance the historic environment and nprove understanding local cultural heritage	affect the character and appearance of the Conservation Area? [Q28] Would development affect the setting and/or significance of a Listed Building? [Q29] Will the development of the site affect non-designated heritage assets? [Q30] Would development impact sites of archaeological importance? [Q31]	HE Comments; No issues The site is within the buffer zone for a listed building HE Comments; No issues not known at present HE Comments; No issues	He: no issues He: No issues	HE: This area forms part of the designed landscape associat 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)
enhance the historic environment and nprove understanding local cultural heritage	affect the character and appearance of the Conservation Area? [Q28] Would development affect the setting and/or significance of a Listed Building? [Q29] Will the development of the site affect non-designated heritage assets? [Q30] Would development impact sites of archaeological importance? [Q31] Will the development of the site affect a Registered Historic Park and Garden or	HE Comments; No issues The site is within the buffer zone for a listed building HE Comments; No issues not known at present HE Comments; No issues	He: no issues He: No issues not known at this stage	HE: This area forms part of the designed landscape associal 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) no issues not known
enhance the historic environment and mprove understanding local cultural heritage	affect the character and appearance of the Conservation Area? [Q28] Would development affect the setting and/or significance of a Listed Building? [Q29] Will the development of the site affect non-designated heritage assets? [Q30] Would development impact sites of archaeological importance? [Q31] Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? [Q32]	HE Comments; No issues The site is within the buffer zone for a listed building HE Comments; No issues not known at present HE Comments; No issues	He: No issues not known at this stage He: No issues	HE: This area forms part of the designed landscape associal 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) no issues not known HE: no issues
enhance the historic environment and mprove understanding local cultural heritage	affect the character and appearance of the Conservation Area? [Q28] Would development affect the setting and/or significance of a Listed Building? [Q29] Will the development of the site affect non-designated heritage assets? [Q30] Would development impact sites of archaeological importance? [Q31] 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	HE Comments; No issues The site is within the buffer zone for a listed building HE Comments; No issues not known at present HE Comments; No issues	He: no issues He: No issues not known at this stage	HE: This area forms part of the designed landscape associal 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) no issues not known
mprove understanding local cultural heritage	affect the character and appearance of the Conservation Area? [Q28] Would development affect the setting and/or significance of a Listed Building? [Q29] Will the development of the site affect non-designated heritage assets? [Q30] Would development impact sites of archaeological importance? [Q31] Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? [Q32]	HE Comments; No issues The site is within the buffer zone for a listed building HE Comments; No issues not known at present HE Comments; No issues	He: No issues not known at this stage He: No issues	HE: This area forms part of the designed landscape associal 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) no issues not known HE: no issues
enhance the historic environment and nprove understanding local cultural heritage	affect the character and appearance of the Conservation Area? [Q28] Would development affect the setting and/or significance of a Listed Building? [Q29] Will the development of the site affect non-designated heritage assets? [Q30] Would development impact sites of archaeological importance? [Q31] 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?	HE Comments; No issues The site is within the buffer zone for a listed building HE Comments; No issues not known at present HE Comments; No issues	He: No issues not known at this stage He: No issues	HE: This area forms part of the designed landscape associal 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) no issues not known HE: no issues
enhance the historic environment and nprove understanding local cultural heritage	affect the character and appearance of the Conservation Area? [Q28] Would development affect the setting and/or significance of a Listed Building? [Q29] Will the development of the site affect non-designated heritage assets? [Q30] Would development impact sites of archaeological importance? [Q31] 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]	HE Comments; No issues The site is within the buffer zone for a listed building HE Comments; No issues not known at present HE Comments; No issues	He: No issues not known at this stage He: No issues	HE: This area forms part of the designed landscape associal 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) no issues not known HE: no issues
enhance the historic environment and aprove understanding local cultural heritage	affect the character and appearance of the Conservation Area? [Q28] Would development affect the setting and/or significance of a Listed Building? [Q29] Will the development of the site affect non-designated heritage assets? [Q30] Would development impact sites of archaeological importance? [Q31] 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]	HE Comments; No issues The site is within the buffer zone for a listed building HE Comments; No issues not known at present HE Comments; No issues HE Comments; No issues	He: No issues not known at this stage He: No issues He: No issues	HE: This area forms part of the designed landscape associa 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) no issues Not known HE: no issues

	Site ID	ALT/T/037/014	ALT/T/037/015	ALT/T/100/001
u	Sub Area	Thirsk	Thirsk	Thirsk
Fo provide a mix of housing types and		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 w be expected to meet policies on size type and tenure.
tenures [SA11]	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?	the site has been put forward for housing and will be subject to policies for type, tenure and mix of housing	to policies for type, tenure and mix of housing	policies on affordable housing
reduce crime & the fear of crime [SA12]		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
	Is there scope to safeguard land for future expansion of a business?		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
siness Considerations	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
[SA13 & SA14]	What type of jobs or apprenticeships will be created? [O40] Will the proposed		The site is an existing public house and caravan park,	proposal for residential development proposal for residential development
	development enable expansion of an existing site or business? [Q41]		residential development is likely to lead to the loss of a current businss	
	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 wil required to improve the existing major road. Accessibility links are poor. Developer to demonstrate that a safe and suitable access can be achieved.
hway Considerations	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 w be required to improve the existing major road. Accessibil 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?	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

	Site ID	ALT/T/100/002	ALT/T/126/004
ctive	Sub Area Parish	Thirsk Maunby	Thirsk Sandhutton
Sustainability Objective	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
ainabi	Current Use		
Sust	Preferred Use	Housing	Employment
	Site Size (HA) Total Dwellings	0.40 ha	118.9 ha
	Would the development impact on nationally and internationally protected sites (SSSI,SINCs) in close proximity to the site?	NE: no issues	NE No concerns
Protect and enhance io-diversity and geo- diversity	[Q1] Does the site have any biodiversity issues? [Q2]	Awaiting Information - to be Completed	Awaiting Information - to be Completed
[SA1]	Would the development impact on a local nature reserve? Are there any TPO trees on the site? [04]		
Protect and enhance ater and reduce water consumption [SA2]	Is the site within a source protection zone 1, 2 or 3?		
	Will the development promote low and zero carbon technologies and renewable sources?	sustainable building practices in line with relevant national	All development should address energy efficiency and sustainable build 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 a through the site, east to west connecting the site with Sandhutton and wider public right of way network
o protect and improve ir quality and reduce climate change o ensure all groups of the population have access to adequate facilities [SA3 & SA9]	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?	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
	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?	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,
protect and enhance soils and the most efficent use land [SA4]	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 of safeguarding boundaries, the County Planning Authority would need to consulted. Within the boundary of the site, there is an existing waste facility which has been proposed for safeguarding with the Minerals ar Waste Joint Plan. Non waste development has the potential to conflict existing waste management facilities, the District Council would be required to consult the County Planning Authority on all proposals whice may conflict with this waste facilities. Given the significant scale of the submission area there is significant potential for development of the aid 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 resound Policy S02: Developments proposed within Mineral Safeguarding Areas. In addition, within the proposed boundary of the site there is a existing waste management facility which is identified within the Mine and Waste Joint Plan for Safeguarding. The Site provides waste management capacity in the form of a composting facility. Proposals we need to take account of Policy S03: Waste Management facility safeguarding, which seeks to safeguard against development which we prevent or frustrate the use of the site for waste development.
	Is there scope to develop or improve green infrastructure through the development?	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 prop for development. Additional development have a potential negative impact but the wider extent of the site may provide an opportunity threaderful design and landscaping to improve the environment
	[Q15] 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
To provide a good quality built environment.	What is the impact on form and character of a settlement?	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 partitle site will have an impact on character and form

	Sub Area	ALT/T/100/002 Thirsk	ALT/T/126/004 Thirsk
	Is the development in an area where noise,	no issues	Inirsk
	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	no issues	
	land uses of the surrounding land		
	(north, south, east, west)? [Q19]		
	Will the development contain individual /	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at	All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present.
roduced and ensure re- use	communal site facilities / infrastructure? [Q20]	present.	waste, the exact type and nature are not known at present.
[SM0]	Is part of the site or	Entirely in FZ1, with minimal or no risk from surface water	The northern, western and eastern edges of the site are within Flood Zo
	whole site in Flood Zone 2 [Q22]	flooding.	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 currently within FZ2 may increase to FZ3 magnitudes in future due to
			climate change. The areas of the site to be considered for development presently within Flood Zone 1. The western most areas are near to areas
			land within Flood Zone 3 . The SFRA recommended that withdrawal of t site is considered
	Is part of the site or	Entirely in FZ1, with minimal or no risk from surface water	The northern, western and eastern edges of the wider site are within Flo
	whole site in Flood Zone 3 [Q21]	flooding.	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 currently within FZ2 may increase to FZ3 magnitudes in future due to
	[42.]		climate change. The areas of the site to be considered for development presently within Flood Zone 1. The western most areas are near to areas
			land within Flood Zone 3. The SFRA recommended that withdrawal of the site is considered
-		Entirely in FZ1, with minimal or no risk from surface water flooding.Should be permitted on flood risk grounds subject to	There are areas that are liable to surface water flooding within the site. SFRA indicates that consideration should be given to withdrawal of the s
development is resilient to climate change and	flooding? [Q23]	consultation with LPA/LLFA	
reduce the risk of flooding [SA7]			
	Will development	Entirely in FZ1, with minimal or no risk from surface water	A site specific flood risk assessment w ould be required/ an exception to
	increase the risk of flooding?	flooding.Should be permitted on flood risk grounds subject to consultation with LPA/LLFA	may be required depending on the location of the development
	[Q24]		
		Entirely in FZ1, with minimal or no risk from surface water	subject to finidngs of a site specific flood risk assessment
		flooding.Should be permitted on flood risk grounds subject to consultation with LPA/LLFA	
To maintain & enhance	Does the site have a negative impact on the	NE: no issues	Ne No concerns
	setting of the National Park or AONB? [Q26]		
	Is the development in a Conservation Area?	HE: no issues	HE Comment This site lies close to the Sandhutton Conservation Area. Loss of this site
	[Q27]		and its subsequent development could harm elements which contribute the significance of this area. See Comment (d).
	Would development	HE: no issues	HE Comment
	affect the character and appearance of the Conservation Area?		This site lies close to the Sandhutton Conservation Area. Loss of this site and its subsequent development could harm elements which contribute the significance of this area. See Comment (d).
	[Q28] Would development	HE: no issues	There are a number of Grade II Listed Buildings in the vicinity of this are
	affect the setting and/or significance of a Listed Building?		including The Manor House at Holme which is only metres from the edge this site. The loss of this open area and its subsequent devtr could harm elements which contributes to their significance. See comment (b2).
	[Q29]		
	Will the development of the site affect non-	no issues	
	designated heritage assets? [Q30]		
	Would development impact sites of	not known	not known at this point
To preserve and where	archaeological importance?		
environment and improve understanding of local cultural heritage	[Q31]		
[SA10]			
	Will the development of the site affect a		
	Registered Historic Park and Garden or Registered Battlefield?		
	[Q32] Will development of the	no issues	
	site affect the setting of an elevated		
	conservation area? [Q33]		
	Would development	HE: no issues	
	affect the setting of a		
	Scheduled Ancient Monument?		

	Site ID	ALT/T/100/002	ALT/T/126/004
ō	Sub Area	Thirsk	Thirsk
To provide a mix of housing types and	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.	
tenures [SA11]	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?	All sites above the current threshold will be assumed to meet policies on affordable housing .	
To reduce crime & the fear of crime [SA12]	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
	Is there scope to safeguard land for future expansion of a business?	proposal for residential development	The type and scope of the employment offer is unknown
Business Considerations	How many direct jobs will be created as a result of development? [039]	proposal for residential development	The type and scope of the employment offer is unknown
[SA13 & SA14]	What type of jobs or apprenticeships will be created? [O40]	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
	suitable access to a highway? [Q42]	required to improve the existing major road. Accessibility links are poor. Developer to demonstrate that a safe and suitable access can be achieved.	maintainable at the public expense.
lighway Considerations		= 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?	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 Flc Zone 1. It would not be appropriate to develop the whole site. Limited development may be acceptable subject to accordance with the Local Plapolicies. The preferred options policy seek to establish criteria base polic that support rural diversification and rural employment some employmend development. It is not appropriate to allocate the whole site for development and it is not considered necessary to allocate smaller parce 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.

	Site ID	ALT/T/129/007	ALT/T/137/005	ALT/T/137/006
ive	Sub Area	Thirsk	Thirsk	Thirsk
Sustainability Objective	Parish	Sessay	South Kilvington	South Kilvington
billity	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
tainal	Current Use	Unocupied bungalow, range of traditional and modern farm buildings, set adjacent to main road in middle of village	Agricultural	Agricultural/domestic
Sns	Preferred Use Site Size (HA)	Housing 0.60 ha	Housing 0.49 ha	Housing 0.49 ha
	Total Dwellings	5	12-16	10-15
	Would the development impact on nationally	NE comment: Pilmoor SSSI within 2km : Concern if discharge of water/liquid waste to ground/surface water is more than 5m³/day.	Ne: No comment	Ne No issues
	and internationally protected sites (SSSI,SINCs) in close proximity to the site? [Q1]	There is also Sessay Wood to the south of the site Site of importance for nature conservation		
Protect and enhance io-diversity and geo- diversity [SA1]	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
Protect and enhance ater and reduce water consumption [SA2]	Is the site within a source protection zone 1, 2 or 3? [Q5]			
	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 vertices and standards.
	Is there links to	There is a PROW on the opposite site of the road to the northern	There is a PROW further to the west of the site, beyond	There is a PROW further to the west of the site, beyon
protect and improve	footpaths and cycle routes? [Q7]	corner of the site. This connects to the wider PROW network. There is a footway on the opposite site of the road	the neighbouring site. There is a footway to Stockton Road connecting the site to the village and to Thirsk.	the neighbouring site. There is a footway to Stockto Road connecting the site to the village and to Thirsk
ir quality and reduce climate change	Is there potential for	There is limited potential to create new links given the scale and	due to the scale and location of this site there is limited	due to the scale and location of this site there in the
o ensure all groups of the population have access to adequate facilities [SA3 & SA9]	is there potential for new links to footpaths and cycle routes? [Q8]	location of the site.	opportunity to create new links to the existing PROW	opportunity to create new links to the existing PRON
	Is there access to superfast broadband service?	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
	Will the development re- use brownfield land? [Q11]	The site is predominantly occupied by agricultural buildings, these are not considered by NPPF to constiute previously developed land.	The site is Greenfield	The site is predominantly occupied by agricultural buildings. These are not classed as previously develoand. 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
o protect and enhance soils and the most efficent use land [SA4]	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 Cl and Sand and Gravel
	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 imporv Green infrastructure network
	Is the site prominent in any significant views	The site is located within the village, though it acknowledged that the majoirty 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.	
To provide a good quality built environment. [SA5]	What is the impact on form and character of a settlement?	The site is located within the village, though it acknowledged that the majoirty 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 ex agricultural buildings. Loss of these buildings would have some impact on the character of the settlemen Careful consideration of the scale and layout of any development would be required to limit potential im on the form of the settlement

	Site ID	ALT/T/129/007	ALT/T/137/005	ALT/T/137/006
ē	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		There are argicultural buildings neighbouring the site however these building have also been put forward for consideration for development.	
	(north, south, east, west)? [Q19] Will the development	All new development will be expected to provide sufficient facilities	All and development will be available accorded	All and development will be averaged to provide
	contain individual / communal site facilities / infrastructure? [Q20]	for waste, the exact type and nature are not known at present.	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 natur are not known at present.
		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
To ensure all	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	that parts of stockton road adjacent to the site are lial to surface water flooding. The SFRA considers that the site should be permitted on flood risk grounds subject
	Will development increase the risk of flooding?	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
o maintain & enhance e 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
	Conservation Area?	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	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	
o preserve and where enhance the historic	Would development impact sites of archaeological importance?	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?		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

	Site ID	ALT/T/129/007	ALT/T/137/005	ALT/T/137/006
ē	Sub Area Will the development	Thirsk All sites that are put forward for residential development will be	Thirsk All sites that are put forward for residential development	Thirsk All sites that are put forward for residential development
To provide a mix of housing types and	make provision of sufficient market housing of a size and type that meets local housing needs, including older people? [Q35]	expected to meet policies on size type and tenure.	will be expected to meet policies on size type and tenure.	
tenures [SA11]	provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?	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 be expected to meet policies on size type and ten
o reduce crime & the fear of crime [SA12]		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 design
siness Considerations [SA13 & SA14]	Is there scope to safeguard land for future expansion of a business? 10381 How many direct jobs will be created as a result of development? [039] What type of jobs or apprenticeships will be created? 10401 Will the proposed development enable expansion of an existing site or business? [041]			
		 = 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. 		 g Access could be achieved on A61 Stockton Road. Developer to demonstrate a safe and suitable access of be achieved. Site to be considered in conjunction with Site ref ALT/T/137/005
nhway Considerations	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.	should it be demonstrated there is sufficient frontage to	= g Access could be achieved on A61 Stockton Road. Developer to demonstrate a safe and suitable access be achieved. Site to be considered in conjunction wit 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.	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 floodris Careful consideration should be given to the design

	Site ID	ALT/T/137/007	ALT/T/139/018
ive	Sub Area	Thirsk	Thirsk
bject	Parish	South Kilvington	Sowerby
Sustainability Objective	Address	Glebe Farm Site 3 Glebe Farm, South Kilvington	York Road Field OS SE4381NE York Road Roundabout, Thirsk
inabi	Current Use	Agricultural	Arable
Susta	Preferred Use	Housing	Housing
•	Site Size (HA)	1.17 ha	2.17 ha
	Total Dwellings Would the development	25-30 NE No issues	Not known NE No issues.
	impact on nationally and internationally protected sites (SSSI,SINCs) in close proximity to the site? [01]		The site is within 500 metres of a site of importance for nature conservation.
to Protect and enhance bio-diversity and geo- diversity [SA1]	Does the site have any biodiversity issues?	Awaiting Information - to be Completed	Awaiting Information - to be Completed
[SA1]	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
o Protect and enhance vater and reduce water consumption [SA2]	Is the site within a source protection zone 1, 2 or 3? [Q5]		
	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.
o protect and improve air quality and reduce climate change	Is there potential for	There may be potential to provide an additional connection to the	There are limited opportunities to create new links
To ensure all groups of the population have access to adequate facilities [SA3 & SA9]	new links to footpaths and cycle routes? [Q8]	PROW from stockton road through the neighbouring proposed sites.	
	Is there access to superfast broadband service?	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
	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?	The site does not indicate any historic contamination	The gis data does not indicate any historic contamination.
	[Q12] 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
o protect and enhance soils and the most efficent use land [SA4]	Is the development within or does it impact on a mineral safeguarding area? [014]	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)
	Is there scope to develop or improve green infrastructure through the development?		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
	[Q15] 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.
To provide a good	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.
quality built			

	Site ID	ALT/T/137/007	ALT/T/139/018
ā	Sub Area Is the development in	Thirsk	Thirsk The site is located next to a roundaout for the A168/A170/A19
	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		busy road and industrial area
	site appropriate to the land uses of the surrounding land		
	(north, south, east, west)?		
	[Q19]		
To reduce level of waste	Will the development contain individual / communal site facilities /	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.
produced and ensure re- use [SA6]	infrastructure? [Q20]		
	Is part of the site or	Note that the flood risk in parts of the development footprint currently	Note that the flood risk in parts of the development footprint currently
	2	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.	within FZ2 could potentially increase to FZ3 magnitudes in future due to climate change.
	[022]	permitted subject to Flood RISK Assessment.	
	Is part of the site or whole site in Flood Zone	The site is not within Flood Zone 3, a small part (less than 1%) of the site is within floodzone 2. The SFRANote that the flood risk in parts of	Note that the flood risk in parts of the development footprint currently within FZ2 could potentially increase to FZ3 magnitudes in future due to
		the development footprint currently within FZ2 could potentially increase to FZ3 magnitudes in future due to climate change. The SFRA	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
		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.
		moved to amber in this case.	
		No surface water issues are identified by the SFRA. The SFRA indicates that development could be permitted subject to Flood Risk	A site specific flood risk assessment is required
To ensure all development is resilient to climate change and	flooding? [Q23]	Assessment.	
reduce the risk of flooding			
[SA7]			
	Will development	The SFRA indicates that development could be permitted subject to	The SFRA indicates that a site specific flood risk assessment is required.
	increase the risk of flooding? [Q24]	Flood Risk Assessment.	
	Can any increase in risk of flooding be mitigated?	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
	[Q25]		
To maintain & enhance the character of AONB &	Does the site have a	NE No Issues	Ne indicates no comments
	negative impact on the	112 110 133403	Ne muicates no comments
National Park [SA8]	negative impact on the setting of the National Park or AONB? [Q26]	ne issues	Ne indicates no comments
	setting of the National Park or AONB? [Q26] Is the development in a		HE comments: This site lies lies less than 100 metres from the boundary
	setting of the National Park or AONB? [Q26]		HE comments: This site lies lies less than 100 metres from the boundary the Thirsk and Sowerby Conservation Area. The loss of this open area an
	setting of the National Park or AONB? [Q26] Is the development in a Conservation Area?		HE comments: This site lies lies less than 100 metres from the boundary the Thirsk and Sowerby Conservation Area. The loss of this open area an its subsequent development could harm elements which contribute to the
	setting of the National Park or AONB? [Q26] Is the development in a Conservation Area?	HE no issues HE no issues	HE comments: This site lies lies less than 100 metres from the boundary the Thirsk and Sowerby Conservation Area. The loss of this open area an its subsequent development could harm elements which contribute to the significance of the Conservation Area. See Comments (d) HE comments: This site lies lies less than 100 metres from the boundary
	setting of the National Park or AONB? [Q26] Is the development in a Conservation Area? [Q27] Would development affect the character and appearance of the Conservation Area?	HE no issues HE no issues	HE comments: This site lies lies less than 100 metres from the boundary the Thirsk and Sowerby Conservation Area. The loss of this open area an its subsequent development could harm elements which contribute to the significance of the Conservation Area. See Comments (d) HE comments: This site lies lies less than 100 metres from the boundary the Thirsk and Sowerby Conservation Area. The loss of this open area an its subsequent development could harm elements which contribute to the significance of the Conservation Area.
	setting of the National Park or AONB? [Q26] Is the development in a Conservation Area? [Q27] Would development affect the character and appearance of the Conservation Area? [Q28] Would development	HE no issues HE no issues HE no issues	HE comments: This site lies lies less than 100 metres from the boundary the Thirsk and Sowerby Conservation Area. The loss of this open area an its subsequent development could harm elements which contribute to the significance of the Conservation Area. See Comments (d) HE comments: This site lies lies less than 100 metres from the boundary 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)
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	611 - 15	ALT/T/407/007	ALT/T/400/046
	Site ID	ALT/T/137/007	ALT/T/139/018
ē	Sub Area Will the development	Thirsk All sites that are put forward for residential development will be	Thirsk All sites that are put forward for residential development will be expected
To provide a mix of housing types and	make provision of sufficient market housing of a size and type that meets local housing needs, including older people? [Q35]	expected to meet policies on size type and tenure.	to meet policies on size type and tenure.
[3K11]	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?	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]		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
	Is there scope to safeguard land for future expansion of a business?		
	result of development? [Q39] What type of jobs or		
	apprenticeships will be created? [O40] Will the proposed		
	development enable expansion of an existing site or business? [Q41]		
	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 Ro to enable an access of acceptable standard to be formed onto the public highway, joint NYCC and Highways England site. Any access would be to 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.
Highway Considerations	Will off site work be required and what will the impact be on viability?	= 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 Ro to enable an access of acceptable standard to be formed onto the public highway, joint NYCC and Highways England site. Any access would be to 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?	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 for and character of the settlement. Highways have indicated that there is no 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

	Site ID	ALT/T/139/019E	ALT/T/139/020
ive	Sub Area	Thirsk	Thirsk
Sustainability Objective	Parish Address	Sowerby York Road Field OS SE4381NE York Road Roundabout, Thirsk	Sowerby OS Field 1587 Back Lane, Sowerby
ability	, idea ess		557.66.257.568.888.7588.627
ıstain	Current Use	Arable	
ઝ	Preferred Use Site Size (HA)	Employment 2.17 ha	Housing 0.36 ha
	Total Dwellings Would the development	Not known NE Concern if general combustion processes >50MW energy input.	NE No comments
	impact on nationally and internationally protected sites (SSSI,SINCs) in close proximity to the site? [Q1]	The site is within 500 meters of a site of importance for nature conservation.	The site is just over 500m from a site of imporance for nature conservation
o Protect and enhance bio-diversity and geo- diversity [SA1]	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]		
	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 standar
	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 woudld need to cross a busy road.	There is a PROW along the western boundary of the site connecting the wider PROW network. There is a footway on Back Lane on the opposite side of the road
To protect and improve air quality and reduce climate change	Is there potential for	There are limited opportunities to create new links	There may be some scope to create an additional link from back lan
To ensure all groups of the population have access to adequate facilities [SA3 & SA9]	new links to footpaths and cycle routes? [Q8]		the PROW which runs along the eastern boundary.
	Is there access to superfast broadband service?	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
	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? [O12]	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
To protect and enhance soils and the most efficent use land [SA4]	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
	Is there scope to develop or improve green infrastructure through the	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 potential negative impact but may provide an opportunity through careful design and landscaping to improve the environment
	development? [Q15]		
	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 iand forms part of the area of high landscape and historic value. It consists of 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	The eastern end of the site is adjacent to built development (development limits) and the north western side of the site is in cle proximity to existing built development. The site is located within historic strip fields as identified in Settlement Character Study (20)
To provide a good quality built environment. [SA5]		character and form of the settlement.	and adjoins the conservation area. Development in this location ha potential to impact upon the setting of the conservation area and h the potential to impact on the character and form of the settlement careful design could mitigate against the potential impact. It shoul noted that the site has also been put forward for greenspace

	Site ID	ALT/T/139/019E	ALT/T/139/020
ē	Sub Area Is the development in	Thirsk Employment is proposed. This would be nearer to residents of the	Thirsk
	an area where noise, dust light or smell is likely to cause nuisance	neighbouring site and could cause additional nuisance to the existing residents.	
	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]		
a radua laval af wasta	Will the development contain individual /	All new development will be expected to provide sufficient facilities for	
	communal site facilities / infrastructure?	waste, the exact type and nature are not known at present.	waste, the exact type and nature are not known at present.
[SA6]	[Q20]		
	Is part of the site or whole site in Flood Zone	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
	[Q22]	to climate change.	
	Is part of the site or	Note that the flood risk in parts of the development footprint currently	Entirely in FZ1, with minimal or no risk from surface water flooding
	whole site in Flood Zone 3 [Q21]	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	
	[42.]	been moved to amber in this case.	
	Does the site have a history of surface water	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
To ensure all evelopment is resilient	flooding?		grounds subject to consultation with LPA/LLFA
to climate change and reduce the risk of			
flooding [SA7]			
	Will development	The SFRA indicates that a site specific flood risk assessment is	Entirely in FZ1, with minimal or no risk from surface water flooding
	increase the risk of flooding? [Q24]	required.	SFRA indicates that development Should be permitted on flood risk grounds subject to consultation with LPA/LLFA
	[024]		
	of flooding be mitigated?	subject to the findings of a site specific flood risk assessment	
	[Q25]		
	Dans the site have a	NE Comment with a TVM of the New York Warren	W- W-
Fo maintain & enhance ne character of AONB &	Does the site have a negative impact on the setting of the National	NE Comment within 7 KM of the North York Moors	Ne No comments
National Park [SA8]	Park or AONB? [Q26]		
	Is the development in a Conservation Area?	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	This site lies adjoins the boundary of the Thirsk and Sowerby Conservation Area. The loss of this open area and its subsequent
	[Q27]	subsequent development could harm elements which contribute to the significance of the Conservation Area. See Comments (d)	development could harm elements which contribute to the significa of the Conservation Area. See Comments (d)
	Would development affect the character and appearance of the	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	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 significa
	Conservation Area? [Q28]	significance of the Conservation Area. See Comments (d)	of the Conservation Area. See Comments (d)
	Would development affect the setting	HE No Issues	HE no issues
	and/or significance of a Listed Building? [Q29]		
	[023]		
	Will the development of the site affect non-	HE No Issues	
	designated heritage assets? [Q30]		
	Would development	There is archaeolgical potential, further investigation would be	There may be archaelogical potential, there are events points oppo
	impact sites of archaeological	required	the site. This may require further investigation.
enhance the historic environment and	importance? [Q31]		
mprove understanding flocal cultural heritage [SA10]			
[c.rio]			
	Will the development of the site affect a		HE no issues
	Registered Historic Park and Garden or Registered Battlefield?		
	[Q32]		
	Will development of the site affect the setting of	HE No Issues	HE no issues
	an elevated conservation area?		
	[Q33]		
	Would development	HE No Issues	HE no issues
	affect the setting of a Scheduled Ancient Monument?		
	[Q34]		

	Site ID	ALT/T/139/019E	ALT/T/139/020
_	Sub Area	Thirsk	Thirsk
To provide a mix of housing types and	Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people? [Q35]	THIISK	All sites that are put forward for residential development will be expected to meet policies on size type and tenure.
tenures [SA11]	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?		All sites that are put forward for residential development will be expected to meet policies on size type and tenure.
Fo reduce crime & the fear of crime [SA12]	Will the site incorporate	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 standard considering the principles of secure by design
	Is there scope to safeguard land for future expansion of a business?		
usiness Considerations	How many direct jobs will be created as a result of development? [039] What type of jobs or	The site is proposed for employment development the nature of the employment and number of jobs is unknown at this stage The site is proposed for employment development the nature of the	
[SA13 & SA14]	apprenticeships will be created? [IO40] Will the proposed development enable	employment and number of jobs is unknown at this stage unknown	
	expansion of an existing site or business? [Q41]		
	Is there potential for a suitable access to a highway? [Q42]		
Highway Considerations		= 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 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 Ar 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.

Updated : 28/3/2017

	Site ID	ALT/T/139/021	ALT/T/139/025
ctive	Sub Area Parish	Thirsk Sowerby	Thirsk Sowerby
Sustainability Objective	Address	Sowerby Gateway - Use of allocated Employment Land	Land On The South Side Of Saxty Way, Sowerby, North Yorkshire
ainabili	Current Use		
Susta	Preferred Use	Mixed	Housing
	Site Size (HA) Total Dwellings	18.1 ha 350	0.63 ha
	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
Protect and enhance io-diversity and geo- diversity	Does the site have any biodiversity issues?	Awaiting Information - to be Completed	Awaiting Information - to be Completed
[SA1]	Would the development impact on a local nature reserve? Are there any TPO trees	There are not TPO trees within the site	There are no TPO trees at this site
	on the site? [Q4]		
Protect and enhance ater and reduce water consumption [SA2]	Is the site within a source protection zone 1, 2 or 3? [Q5]		
	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 standa
	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
o protect and improve ir quality and reduce climate change o ensure all groups of the population have access to adequate facilities [SA3 & SA9]	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 t create new links.
	Is there access to superfast broadband service?	Superfast broadband is available	There is access to superfast broadband
	Does the site have good connectivity to the following services and facilities?	Awaiting Information	Awaiting Information
	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 howeveresidential gardens are excluded from the definition of previously developed land.
	Is the site potentially subject to contamination or other ground condition issues?	The GIS layer does not indicate any historic contamination	The gis data does not indicate any historic contamination
	[Q12] 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
protect and enhance soils and the most efficent use land [SA4]	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 grave
	Is there scope to develop or improve green infrastructure through the	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 potential negative impact but may provide an opportunity through careful design and landscaping to improve the environment
	development? [Q15] Is the site prominent in any significant views	The site is prominent in views towards the settlement from Topcliffe Road and A168.	The site is not prominent in significant views towards the settleme. The site is set behind existing residential properties.
	towards a settlement? [Q16]		
To provide a good	What is the impact on form and character of a settlement?	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 wo fit well with exitsing built form. However Loss of this greenspace could impact on character of area. It should be noted that the site identified as green space / infrastructure in the Settlement Charac Study (2016).
quality built environment.			

e	Site ID Sub Area	ALT/T/139/021 Thirsk	ALT/T/139/025 Thirsk
<u>v</u>	Is the development in an area where noise,	The south western boundary of the site is alongside the railway, consideration to noise attenuation should residential properties be	Timesk
	dust light or smell is likely to cause nuisance	located along this boundary. There is an existing garage/workshop to the south eastern boundary of the site.	
	to new or existing residents?	Topcliffe airfield is located to the west of the site.	
	[Q18]		
	Is the proposed preferred use for the	Employment component would be appropriate next to the railway/garage/commercial uses.	
	site appropriate to the land uses of the	Residential uses may require consideration for noise attenuation	
	surrounding land (north, south, east,		
	west)? [Q19]		
	Will the development	All new development will be expected to provide sufficient facilities for	All new development will be expected to provide sufficient facilitie
oduced and ensure re-	contain individual / communal site facilities /	waste, the exact type and nature are not known at present.	waste, the exact type and nature are not known at present.
use [SA6]	infrastructure? [Q20]		
	Is part of the site or	Entirely in FZ1, but site extent exceeds 1Ha. Development could be permitted subject to FRA	The site is entirely within FZ1
	2 [Q22]	permitted Subject to FKA	
	[022]		
	Is part of the site or	Entirely in FZ1, but site extent exceeds 1Ha. Development could be	The site is entirely within FZ1
	whole site in Flood Zone 3	permitted subject to FRA	
	[Q21]		
	Does the site have a history of surface water	The surface water flooding layers indicate some localised areas of surface water flooding. However the SFRA considers that the site	The surface water flooding maps indcate that the north western co is liable to surface water flooding. Strategic Flood Risk Assessmen
To ensure all evelopment is resilient	flooding? [Q23]	Entirely in FZ1, it doesn't make comment on the Surface water flooding and concludes that the site extent exceeds 1Ha. Development could be	surface water flooding. Development could be permitted subject to
o climate change and reduce the risk of		permitted subject to FRA.	site specific flood risk assessment.
flooding [SA7]			
	Will development	A site specific flood risk assessment is required.	Strategic Flood Risk Assessment states the site is entirely in Flood
	increase the risk of flooding?	A site specific flood flak assessment is required.	1, but with significant risk from surface water flooding. Developme could be permitted subject to a site specific flood risk assessment.
	[Q24]		could be permitted subject to a site specific flood risk assessment.
	O i iil-	dans dans as he finding of a the specific FDA	
	of flooding be mitigated?	dependent on the findings of a site specific FRA	Dependent on findings of a site specific flood risk assessment.
	[Q25]		
o maintain & enhance	Does the site have a negative impact on the	NE: no issues	NE No Comments
e character of AONB & National Park	setting of the National Park or AONB?		
[SA8]	[Q26] Is the development in a	ME no issues	HE no comments
	Conservation Area?	TIE IIV ISSUES	HE TO COMMENTS
	[427]		
	Would development affect the character and	HE no issues	HE no comments
	appearance of the Conservation Area?		
	[Q28] Would development	HE no issues	HE no comments
	affect the setting and/or significance of a		
	Listed Building? [Q29]		
	Will the development of the site affect non-		
	designated heritage assets?		
	[Q30]		
	Would development impact sites of	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.
enhance the historic	archaeological importance?		
environment and nprove understanding	[Q31]		
local cultural heritage [SA10]			
	Will the development of the site affect a		HE No comments
	Registered Historic Park and Garden or		
	Registered Battlefield? [Q32]		
	Will development of the	HE no issues	HE No comments
	site affect the setting of an elevated		
	conservation area? [Q33]		
	Would development	HE no issues	HE No comments
			The state of the s
	affect the setting of a Scheduled Ancient Monument?		
	affect the setting of a Scheduled Ancient		

	Site ID	ALT/T/139/021	ALT/T/139/025
To provide a mix of housing types and	Sub Area Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people? [Q35]	Thirsk All sites that are put forward for residential development will be expected to meet policies on size type and tenure.	Thirsk All sites that are put forward for residential development will be expected to meet policies on size type and tenure.
tenures [SA11]	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?	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.
o reduce crime & the fear of crime [SA12]	Will the site incorporate	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 standa considering the principles of secure by design
	Is there scope to safeguard land for future expansion of a business? IO381 How many direct jobs will be created as a result of development?	The site would still accommodate some economic growth but would reprpesent a significant reduction in available land at this location There would be an opportunity for job creation on the remaining 4 hectares of land howeber this would be a significant reduction of the level of jobs should the full allocation remain available for employment	
siness Considerations [SA13 & SA14]	[Q39] 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 howeber 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]		
	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.	reference t 139/002 - Acceptable onto Saxty Way. This site cannot viewed in isolation. A comprehensive development brief for the armoved 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 line through the site to the nearest service centre/Village. This site is affected by a registered public right of way.)
Highway Considerations	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 requ to improve Saxty Way. The site should be considered alongside of 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?	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 an important greenspace. Further whilst access can be achieved it prove difficult to achieve an acceptable scheme within the confines 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. No preferred.

	Site ID	ALT/T/152/013	ALT/T/152/019
é	Sub Area	Thirsk	Thirsk
jectiv	Parish	Thirsk	Thirsk
Sustainability Objective	Address	Land Between Whitelass Beck (N) and Shire House Farm (S), Thirsk, North Yorkshire	Land North of Stoneybrough Lane, Thirsk, North Yorkshire
itainal	Current Use		
Sus	Preferred Use	Housing	Mixed
	Site Size (HA) Total Dwellings	3.68 ha	26.0 ha Housing
	Would the development impact on nationally	NE no comment	NE no comment
	and internationally protected sites (SSSI,SINCs) in close proximity to the site?		
o Protect and enhance bio-diversity and geo- diversity [SA1]	Does the site have any biodiversity issues?	Awaiting Information - to be Completed	Awaiting Information - to be Completed
į.	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.
o Protect and enhance vater and reduce water consumption [SA2]	Is the site within a source protection zone 1, 2 or 3? [Q5]		
[07.2]	Will the development	All residential development should address energy efficiency and	All residential development should address energy efficiency and
	promote low and zero carbon technologies and renewable sources? [Q6]	sustainable building practices in line with relevant national standards.	sustainable building practices in line with relevant national standar
	Is there links to	PROW runs in close proximity to the western and northern boundary of	
	footpaths and cycle routes? [Q7]	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	PROW network.Bridleway runs along southern boundary.There is a narrow footway to the boundary of the site along Stockton Road ar footway on the opposide side of Stockton Road
o protect and improve air quality and reduce climate change			
To ensure all groups of the population have access to adequate facilities [SA3 & SA9]	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?	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
	Will the development re- use brownfield land? [Q11]	The site is greenfield	The site is greenfield
	Is the site potentially	The GIS information does not indicate any hisorical contamination	The Gis Data does not indicate any historic contamination
	subject to contamination or other ground condition issues? [Q12]		
	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
o protect and enhance soils and the most efficent use land [SA4]	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 submission area has potential, if developed, to result in sterilisation sand and gravel resources. Any development proposals would need take account of the requirements of Policy S01: Safeguarding miner resources and Policy S02: Developments proposed within Mineral Safeguarding Areas.
	Is there scope to develop or improve	The site is within the GI and could have a potential negative impact but may provide an opportunity through careful design and landscaping to	
	green infrastructure through the development? [Q15]	improve the environment	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.	Development will result in loss of open countryside which is curren
	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 arount Whitelass Beck provides a natural ed to the settlement. The proposed site goes beyond this natural bour and would reduce the gap between Thirsk and the smaller settleme of South Kilvington. The proposed scale will have negative impact
To provide a good quality built environment. [SA5]			form and character of settlement.

	Site ID	ALT/T/152/013	ALT/T/152/019
á	Sub Area Is the development in	Thirsk	Thirsk eastern edge of site is adjacent to A19 so traffic noise mitigation ma
	an area where noise, dust light or smell is likely to cause nuisance		need to be considered
	to new or existing residents?		
	[Q18]		
	Is the proposed		eastern edge of site is adjacent to A19 so traffic noise mitigation ma
	preferred use for the site appropriate to the		need to be considered
	land uses of the surrounding land (north, south, east,		
	west)? [Q19]		
F	Will the development	All new development will be expected to provide sufficient facilities for	
To reduce level of waste produced and ensure re- use	contain individual / communal site facilities / infrastructure?	waste, the exact type and nature are not known at present.	waste, the exact type and nature are not known at present.
[SA6]	[Q20]		
	Is part of the site or whole site in Flood Zone 2	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	A significant proportion of the site is within floodzone 2. The Stategi Flood Risk Assessment states a small part of the site falls within Flood Pione 3a. Note that the flood risk in parts of the development footpri
	[Q22]	increase to FZ3 magnitudes in future due to climate change. The SFRA concludes that withdrawal of the site should be considered.	currently within Flood Zone 2 could potentially increase to Flood Zon 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	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	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
	3 [Q21]	Functional Floodplain. Further, the flood risk in parts of this area which	within Flood Zone 3a. Note that the flood risk in parts of the
		to climate change. The SFRA concludes that withdrawal of the site should be considered.	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	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
To ensure all development is resilient to climate change and	flooding? [Q23]		areas near Stoneybrough farm.
reduce the risk of flooding			
[SA7]			
	Will development increase the risk of	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	Dependent on the findings of the site specific Flood risk assessment
	flooding? [Q24]	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.	
	Can any increase in risk	SFRA states that a large portion of this area is within the Functional	Dependent on the findings of the site specific Flood risk assessment
	of flooding be mitigated?	Floodplain. Further, the flood risk in parts of this area which are currently within FZ2 may increase to FZ3 magnitudes in future due to	
	[Q25]	climate change. The SFRA concludes that withdrawal of the site should be considered.	
	Does the site have a	Ne No comments	NE No issues
To maintain & enhance the character of AONB & National Park	negative impact on the setting of the National		
[SA8]	Park or AONB? [Q26]		
	Conservation Area?	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	HE NO ISSUES
		significance of the Conservation Area. See Comments (d)	
	Would development	This site adjoins and, in part, lies within the boundary of the Thirsk and	HE No issues
	affect the character and appearance of the	subsequent development could harm elements which contribute to the	
	Conservation Area? [Q28] Would development	significance of the Conservation Area. See Comments (d) HE make no comments	HE No issues
	affect the setting and/or significance of a	The most southerly tip of the site is within the consultation zone of St	
	Listed Building? [Q29]		
	Will the development of	CO: The site lies to the east of The Holmes which contains the sluice	
	the site affect non- designated heritage	gate to the mill race. Any development would need to consider the impact on NDHAs.	
	assets? [Q30]		
	Would development impact sites of	The site is within close proximity of Thirsk's historic town centre and numerous events have been recorded close by. This site may have	A small number of archaeological events have been found within or within close proximity of the site which may suggest archaeological
To preserve and where enhance the historic	archaeological importance?	archaeological potential.	potential.
environment and improve understanding	[Q31]		
of local cultural heritage [SA10]			
	Will the development of		HE No issues
	the site affect a Registered Historic Park and Garden or		
	Registered Battlefield? [Q32]		
	Will development of the		HE No issues
	site affect the setting of an elevated conservation area?		
	[Q33]		
	Would development	This site lies 160 metres from the moated site 100m east of St Mary	HE No issues
	affect the setting of a Scheduled Ancient	Inis site lies 160 metres from the moated site 100m east of 5t Mary Magdalene's Church. This is a Scheduled Monument. Development of this area could affect the setting of this Monument See Comments (g)	
	Monument? [Q34]		

	Site ID	ALT/T/152/013	ALT/T/152/019
g.	Sub Area	Thirsk	Thirsk
	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.
tenures [SA11]	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.
Fo reduce crime & the fear of crime [SA12]		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 standar considering the principles of secure by design
usiness Considerations [SA13 & SA14]	Is there scope to safeguard land for future expansion of a business? ICASI HOW many direct jobs will be created as a result of development? [Q39] What type of jobs or apprenticeships will be created? ICAON IVIII the proposed development enable expansion of an existing site or business? [Q41]		
		= 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 work may be required to extend existing footway and street lighting. PRC runs through the site, this must be kept clear of any obstruction untisuch 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.
Highway Considerations	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 wor may be required to extend existing footway and street lighting. PRC runs through the site, this must be kept clear of any obstruction unt 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 enal cumulative impacts to be considered and for arrangements to secur 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	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	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 Thirsh 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 when 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 dwellin Part Preferred Site.

Updated : 28/3/2017

Site ID Sub Area Parish Address Current Use Preferred Use Site Size (HA) Total Dwellings rould the development opact on nationally ordected sites SSSI,SINCs) in close roximity to the site? 201 rould the development opact on a local nature serve? re there any TPO trees the site? 201 it the site within a purce protection zone 2 or 3? 255] itill the development romote low and zero means the site? 266] it there links to ootpaths and cycle sutes? 267]	Thirsk Thirsk Land Adjacent to Cod Beck, North of Whilelass Bridge, Stockton Rd, Thirsk, North Yorkshire Mixed 8.49 ha Housing unknown NE No issues Awaiting Information - to be Completed There are no TPO trees on site All residential development should address energy efficiency and sustainable building practices in line with relevant national standards 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.
Parish Address Current Use Preferred Use Site Size (HA) Total Dwellings ould the development opact on nationally of internationally of internationally outceted sites (SSI, SINCs) in close oximity to the site? 201] Does the site have any odiversity issues? 202] Could the development opact on a local nature over there any TPO trees of the site? 244] If the site within a ource protection zone 2 or 3? 25] It the development omote low and zero orbon technologies and onewable sources? 26] If there links to otpaths and cycle outes?	Thirsk Land Adjacent to Cod Beck, North of Whilelass Bridge, Stockton Rd, Thirsk, North Yorkshire Mixed 8.49 ha Housing unknown NE No issues Awaiting Information - to be Completed There are no TPO trees on site All residential development should address energy efficiency and sustainable building practices in line with relevant national standards 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
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otpaths and cycle outes?	runs through site north to south and east to west, connecting to the
: there potential for ew links to footpaths nd cycle routes? 28]	There is already connectivity through the site.
there access to	There is access to superfast broadband
uperfast broadband ervice? 191	
oes the site have good connectivity to the ollowing services and facilities? [Q10]	Awaiting Information
ill the development re- se brownfield land? 211]	The site is green field
the site potentially ubject to ontamination or other round condition	The Gis information does not indicate any historic contamination
est and most versatile gricultural land (Grade 2 or 3a)?	Provisional Grade 2
213] the development ithin or does it impact	The site is within a minerals safeguarding area for sand and gravel
feguarding area? 214]	
there scope to evelop or improve	The site is within the GI and could have a potential negative impact b may provide an opportunity through careful design and landscaping t
rough the evelopment? 215]	improve the environment
the site prominent in ny significant views wards a settlement? 216]	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.
hat is the impact on	Site is disconnected from the settlement. Whitlass Beck provides bot
rm and character of a ettlement? 217]	a natural and physical boundary to the settlement at present. Only pa 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. Therfore it is considered to have a negative impact on for and character of settlement.
	there access to perfast broadband vice? 91 bes the site have good connectivity to the ollowing services and facilities? [Q10] If the development restricted by the site potentially bject to intamination or other bund condition uses? 12] buth the site potentially bject to intamination or other bund condition uses? 12] the site potentially bject to intamination or other bund condition uses? 12] the development (Grade 2 or 3a)? 13] the development amost versatile ricultural land (Grade 2 or 3a)? 14] the development in impact a mineral feguarding area? 14] the site prominent in y significant views velopment? 15] the site prominent in y significant views velopment? 16]

	Site ID	ALT/T/152/020
ā	Sub Area Is the development in an area where noise,	Thirsk
	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]	
	Will the development	All new development will be expected to provide sufficient facilities for
To reduce level of waste produced and ensure reuse [SA6]	communal site facilities / infrastructure? [Q20]	waste, the exact type and nature are not known at present.
	Is part of the site or whole site in Flood Zone 2	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
	[Q22]	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.
	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	There are very small sections of the site liable to surface water flooding. A site specific flood risk assessment will be required.
To ensure all development is resilient to climate change and reduce the risk of flooding [SA7]	flooding?	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 &	Does the site have a negative impact on the	NE no issues
National Park [SA8]	setting of the National Park or AONB? [Q26]	
To preserve and where enhance the historic environment and improve understanding of local cultural heritage [SA10]	Is the development in a Conservation Area?	HE no issues
	[Q27]	
	Would development	HE no issues
	affect the character and appearance of the Conservation Area?	
	[Q28] Would development affect the setting	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?	A small number of archaeological events have been found within or within close proximity of the site which may suggest archaeological potential.
	Will the devel	HE po issues
	Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield? [O32]	TIL HO Issues
	Will development of the	HE no issues
	site affect the setting of an elevated conservation area? [Q33]	
	Would development affect the setting of a Scheduled Ancient Monument? [Q34]	HE no issues

	Site ID	ALT/T/152/020
é	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] 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?	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
Business Considerations [SA13 & SA14]	Is there scope to safeguard land for future expansion of a business? ICAR1 How many direct jobs will be created as a result of development? [Q39] What type of jobs or apprenticeships will be created? ICAGO Will the proposed development enable expansion of an existing site or business?	
Highway Considerations	Will off site work be required and what will the impact be on viability?	= 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. = 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?	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.