

RL37b: Land at Hampsthwaite		Perfor- mance	Commentary
<ul style="list-style-type: none"> 3.10ha site currently in agricultural use The site could deliver around 93 dwellings 			
SA Objective			
1. Quality housing available to everyone			
• Will it make housing available to people in need?	✓✓	Site size will be capable of delivering a significant amount of affordable housing (30+)	
• Will it improve energy efficiency in housing?	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction	
• Will it increase the use of sustainable building practices?			
2. Conditions and services to engender good health			
• Will it promote positive health and prevent ill health?	✓✓	Site is within 1km of a play area or amenity open space and/or 3km of an outdoor sport facility and is large enough to accommodate new amenity open space	
• Will it encourage healthy lifestyles?			
• Will it address health inequalities			
3. Safety and security for people and property			
• Will it reduce crime and disorder through design measures?	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti-social behaviour	
• Will it reduce fear of crime?			
4. Vibrant communities which participate in decision making			
• Will it reduce the potential for social isolation with particular regard to disadvantaged groups?	✓✓	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation	
• Will it improve and increase community facilities?	0		
5. Culture, leisure and recreation activities available to all			
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.	
• Will it preserve, promote and enhance culture in the District?	0		
6. Local needs met locally			
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?	(✓)	The site lies within a Group B village. The definition of the village is based upon its accessibility to jobs, shops and services as set out in the Core Strategy.	
• Will it provide appropriate housing for local needs?	✓✓	See comments made under objective 1	
• Will it support the vibrancy of town and village centres?	0		
7. Education and training opportunities which build on the skills and capacity of the population			
• Will it promote lifelong learning and widening participation in lifelong learning activities?	0		
• Will it improve levels of basic skills			
• Will it provide opportunities for training and apprenticeships			
8. Bio-diverse and attractive natural environment			
• Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?	x	Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable development	

<ul style="list-style-type: none"> Will it increase the quality and quantity of woodland cover? 	0	The site is large enough to incorporate an area of natural/semi natural greenspace (including woodland) which will increase wildlife interest, biodiversity and woodland cover. On-site provision is only required in certain circumstances
<ul style="list-style-type: none"> Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives 	?	There is a public right of way close to the site
<ul style="list-style-type: none"> Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites? 	✓	Cockhill Beck runs along the northern boundary of the site
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	?	Moderate adverse – Some adverse effects but could be mitigated
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	x	
9. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land? 	0	
<ul style="list-style-type: none"> Will it maintain and where possible improve air quality? 	✓	No impact on objective values stated in the 2007 Air Quality Strategy
<ul style="list-style-type: none"> Will it maintain and where possible improve surface water and groundwater quality? 	?	
<ul style="list-style-type: none"> Will it maintain and where possible improve soil quality and minimise the loss of soils to development 	xx	Loss of Best and Good Agricultural Land (Grade2/3)
<ul style="list-style-type: none"> Will it prevent unacceptable levels of noise and light pollution? 	0	
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it increase access to key resources and services by means other than the car 	(✓)	See comments under objective 6
<ul style="list-style-type: none"> Will it ease congestion on the road/rail network? 	(x)	Although residents of this Group B village would be able to access jobs, shops and services by using non car modes of transport, there may be increase travel demand to higher order centres.
<ul style="list-style-type: none"> Will it increase provision of public transport where needed? 	0	This Group B Village is on the key bus network
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	✓	There is already good existing footpath provision to serve this site
<ul style="list-style-type: none"> Will it make the environment for non-car travel more attractive? 	0	
<ul style="list-style-type: none"> Will it improve rail services and facilities? 	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions? 	(x)	The site lies within a Group B village deemed to provide good access to jobs and services. However there may be increase travel demand to higher order settlements
<ul style="list-style-type: none"> Will it increase the amount of energy from renewable sources that is generated and consumed? 	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	✓	Development boundary can be amended to remove risk of flooding
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
<ul style="list-style-type: none"> Will it increase efficiency in water, energy and raw material use? 	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
<ul style="list-style-type: none"> Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?) 	xx	Loss of Best and Good Agricultural Land
	✓	The site can accommodate at least 30 dwellings/hectare

<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste 	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		
<ul style="list-style-type: none"> Will it enhance features and areas of historical/cultural value? Will it promote sensitive re-use of historic/culturally important buildings where appropriate? Will it conserve the character of historic settlements and conservation areas? Will it preserve and where appropriate enhance features of archaeological importance? 	x	Development will impact on the historic environment, but appropriate mitigation measures should enable some development to be acceptable
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> Will it promote the development of communities with accessible services, employment, shops and leisure facilities? 	N/A	Accessibility has already been addressed under objectives 6 and 10. Scoring here would result in double counting
<ul style="list-style-type: none"> Will it prevent inappropriate development in flood plains? 	N/A	Flood risk has already been assessed under objective 11 (see above). Scoring here would result in double counting
<ul style="list-style-type: none"> Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport? 	N/A	Accessible services have already been addressed under objectives 6 and 11. Scoring here would result in double counting.
<ul style="list-style-type: none"> Will it result in the regeneration of derelict or visually unattractive land? 	0	
<ul style="list-style-type: none"> Will it encourage the re-use of existing buildings? 	0	
<ul style="list-style-type: none"> Will it ensure high design quality which supports local distinctiveness? 	0	
<ul style="list-style-type: none"> Will it promote mixed use development? 	0	
15. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it provide employment opportunities for local people? 	0	
<ul style="list-style-type: none"> Will it contribute to improving diversity of employment opportunities? 	0	
<ul style="list-style-type: none"> Will it ensure employment opportunities are accessible by public transport? 	0	
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> Will it support existing businesses? Will it maximise local skills? Will it encourage investment (including inward investment)? Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓	Provision of affordable housing will help support existing businesses with the recruitment and retention of staff

RL37c: Land adjacent to Hollins Lane, Hampsthwaite		Perfor- mance	Commentary
<ul style="list-style-type: none"> 3.05ha of land currently in agricultural use The site could deliver around 69 dwellings 			
SA Objective			
1. Quality housing available to everyone			
• Will it make housing available to people in need?	✓✓	Site size will be capable of delivering a significant amount of affordable housing (30+)	
• Will it improve energy efficiency in housing?	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction	
• Will it increase the use of sustainable building practices?			
2. Conditions and services to engender good health			
• Will it promote positive health and prevent ill health?	✓✓	Site is within 1km of a play area or amenity open space and/or 3km of an outdoor sport facility and is large enough to accommodate new amenity open space/play area	
• Will it encourage healthy lifestyles?			
• Will it address health inequalities			
3. Safety and security for people and property			
• Will it reduce crime and disorder through design measures?	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti-social behaviour	
• Will it reduce fear of crime?			
4. Vibrant communities which participate in decision making			
• Will it reduce the potential for social isolation with particular regard to disadvantaged groups?	✓✓	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation	
• Will it improve and increase community facilities?	0		
5. Culture, leisure and recreation activities available to all			
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.	
• Will it preserve, promote and enhance culture in the District?	0		
6. Local needs met locally			
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?	(✓)	The site lies within a Group B village. The definition of the village is based upon its accessibility to jobs, shops and services as set out in the Core Strategy.	
• Will it provide appropriate housing for local needs?	✓✓	See comments made under objective 1	
• Will it support the vibrancy of town and village centres?	0		
7. Education and training opportunities which build on the skills and capacity of the population			
• Will it promote lifelong learning and widening participation in lifelong learning activities?	0		
• Will it improve levels of basic skills			
• Will it provide opportunities for training and apprenticeships			
8. Bio-diverse and attractive natural environment			
• Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?	xx	Very adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species	

• Will it increase the quality and quantity of woodland cover?	0	
• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	?	The site is large enough to incorporate an area of natural/semi natural greenspace (including woodland) which will increase wildlife interest, biodiversity and woodland cover. On-site provision is only required in certain circumstances
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	✓	There is a public right of way close to the site
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0	
• Will it contribute to local distinctiveness and countryside character?	xx	High adverse effect – Only appropriate if other factors are strongly in favour
9. Minimal pollution levels		
• Will it clean up contaminated land?	0	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	xx	Loss of Best and Good Agricultural Land (Grade3)
• Will it prevent unacceptable levels of noise and light pollution?	0	
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car	(✓)	See comments under objective 6
• Will it ease congestion on the road/rail network?	(x)	Although residents of this Group B village would be able to access jobs, shops and services by using non car modes of transport, there may be increase travel demand to higher order centres.
• Will it increase provision of public transport where needed?	0	This Group B Village is on the key bus network
• Will it improve existing provision of cycleways and footpaths?	✓	There is already good existing footpath provision to serve this site
• Will it make the environment for non-car travel more attractive?	0	
• Will it improve rail services and facilities?	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	(x)	The site lies within a Group B village deemed to provide good access to jobs and services. However there may be increase travel demand to higher order settlements
• Will it increase the amount of energy from renewable sources that is generated and consumed?	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
• Will it reduce the risk of flooding?	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?)	xx	Loss of Best and Good Agricultural Land
	✓	The site can accommodate at least 30 dwellings/hectare

<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste 	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		
<ul style="list-style-type: none"> Will it enhance features and areas of historical/cultural value? Will it promote sensitive re-use of historic/culturally important buildings where appropriate? Will it conserve the character of historic settlements and conservation areas? Will it preserve and where appropriate enhance features of archaeological importance? 	x	Development will impact on the historic environment, but appropriate mitigation measures should enable some development to be acceptable
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> Will it promote the development of communities with accessible services, employment, shops and leisure facilities? 	N/A	Accessibility has already been addressed under objectives 6 and 10. Scoring here would result in double counting
<ul style="list-style-type: none"> Will it prevent inappropriate development in flood plains? 	N/A	Flood risk has already been assessed under objective 11 (see above). Scoring here would result in double counting
<ul style="list-style-type: none"> Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport? 	N/A	Accessible services have already been addressed under objectives 6 and 11. Scoring here would result in double counting.
<ul style="list-style-type: none"> Will it result in the regeneration of derelict or visually unattractive land? 	0	
<ul style="list-style-type: none"> Will it encourage the re-use of existing buildings? 	0	
<ul style="list-style-type: none"> Will it ensure high design quality which supports local distinctiveness? 	0	
<ul style="list-style-type: none"> Will it promote mixed use development? 	0	
15. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it provide employment opportunities for local people? 	0	
<ul style="list-style-type: none"> Will it contribute to improving diversity of employment opportunities? 	0	
<ul style="list-style-type: none"> Will it ensure employment opportunities are accessible by public transport? 	0	
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> Will it support existing businesses? Will it maximise local skills? Will it encourage investment (including inward investment)? Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓	Provision of affordable housing will help support existing businesses with the recruitment and retention of staff

RL1141: Land adjacent to Brookfield, Hampsthwaite <ul style="list-style-type: none"> • 2.88ha site currently in agriculture • The site would deliver around 65 dwellings • The site is likely to come forward during the first phase 		
SA Objective		Perfor- mance
1. Quality housing available to everyone		
• Will it make housing available to people in need?	✓✓	Site size will be capable of delivering a significant amount of affordable housing (30+) Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
• Will it improve energy efficiency in housing?	✓	
• Will it increase the use of sustainable building practices?		
2. Conditions and services to engender good health		
• Will it promote positive health and prevent ill health?	✓✓	Site is within 1km of a play area or amenity open space and/or 3km of an outdoor sport facility and is large enough to accommodate new amenity open space
• Will it encourage healthy lifestyles?		
• Will it address health inequalities		
3. Safety and security for people and property		
• Will it reduce crime and disorder through design measures?	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti-social behaviour
• Will it reduce fear of crime?		
4. Vibrant communities which participate in decision making		
• Will it reduce the potential for social isolation with particular regard to disadvantaged groups?	✓✓	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
• Will it improve and increase community facilities?	0	
5. Culture, leisure and recreation activities available to all		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
• Will it preserve, promote and enhance culture in the District?	0	
6. Local needs met locally		
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?	(✓)	The site lies within a Group B/ village. The definition of the village is based upon its accessibility to jobs, shops and services as set out in the Core Strategy.
• Will it provide appropriate housing for local needs?	✓✓	
• Will it support the vibrancy of town and village centres?	0	
7. Education and training opportunities which build on the skills and capacity of the population		
• Will it promote lifelong learning and widening participation in lifelong learning activities?		Site size will be capable of delivering a significant amount of affordable housing (30+)
• Will it improve levels of basic skills	0	
• Will it provide opportunities for training and apprenticeships		
8. Bio-diverse and attractive natural environment		

<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? 	x	Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable development
<ul style="list-style-type: none"> Will it increase the quality and quantity of woodland cover? Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives 	?	The site is large enough to incorporate an area of natural/semi natural greenspace (including woodland) which will increase wildlife interest, biodiversity and woodland cover. On-site provision is only required in certain circumstances
<ul style="list-style-type: none"> Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites? 	✓	There is a public right of way close to the site
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	0	
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	x	Moderate adverse – Some adverse effects but could be mitigated
9. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land? 	0	
<ul style="list-style-type: none"> Will it maintain and where possible improve air quality? 	✓	No impact on objective values stated in the 2007 Air Quality Strategy
<ul style="list-style-type: none"> Will it maintain and where possible improve surface water and groundwater quality? 	0	
<ul style="list-style-type: none"> Will it maintain and where possible improve soil quality and minimise the loss of soils to development 	xx	Loss of Best and Good Agricultural Land (Grade 3)
<ul style="list-style-type: none"> Will it prevent unacceptable levels of noise and light pollution? 	0	
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it increase access to key resources and services by means other than the car 	(✓)	See comments under objective 6.
<ul style="list-style-type: none"> Will it ease congestion on the road/rail network? 	(x)	Although residents of this Group B village would be able to access jobs, shops and services by using non car modes of transport, there may be increase travel demand to higher order centres.
<ul style="list-style-type: none"> Will it increase provision of public transport where needed? 	0	This Group B Village is on the key bus network
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	✓	There is already good existing footpath provision to serve this site
<ul style="list-style-type: none"> Will it make the environment for non-car travel more attractive? 	0	
<ul style="list-style-type: none"> Will it improve rail services and facilities? 	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions? 	(x)	The site lies within a Group B village deemed to provide good access to jobs and services. However there may be increase travel demand to higher order settlements
<ul style="list-style-type: none"> Will it increase the amount of energy from renewable sources that is generated and consumed? 	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		

<ul style="list-style-type: none"> • Will it increase efficiency in water, energy and raw material use? 	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption. This is a large development site and has been scored more negatively than some.
<ul style="list-style-type: none"> • Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)? 	xx	Loss of Best and Good Agricultural Land
<ul style="list-style-type: none"> • Will it increase prevention, re-use, recovery and recycling of waste 	✓	The site can accommodate at least 30 dwellings/hectare
<ul style="list-style-type: none"> • Will development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced. This is a large development site and has been scored more negatively than some. 	x	
13. Protect and enhance the historic environment		
<ul style="list-style-type: none"> • Will it enhance Features and areas of historical/cultural value? • Will it promote sensitive re-use of historic/culturally important buildings where appropriate? • Will it conserve the character of historic settlements and conservation areas? • Will it preserve and where appropriate enhance features of archaeological importance? 	x	Development will impact on the historic environment, but appropriate mitigation measures should enable some development to be acceptable
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> • Will it promote the development of communities with accessible services, employment, shops and leisure facilities? 	N/A	Accessibility has already been addressed under objectives 6 and 10. Scoring here would result in double counting
<ul style="list-style-type: none"> • Will it prevent inappropriate development in flood plains? 	N/A	Flood risk has already been assessed under objective 11 (see above). Scoring here would result in double counting
<ul style="list-style-type: none"> • Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport? 	N/A	Accessible services have already been addressed under objectives 6 and 11. Scoring here would result in double counting.
<ul style="list-style-type: none"> • Will it result in the regeneration of derelict or visually unattractive land? 	0	
<ul style="list-style-type: none"> • Will it encourage the re-use of existing buildings? 	0	
<ul style="list-style-type: none"> • Will it ensure high design quality which supports local distinctiveness? 	0	
<ul style="list-style-type: none"> • Will it promote mixed use development? 	0	
15. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> • Will it provide employment opportunities for local people? • Will it contribute to improving diversity of employment opportunities? • Will it ensure employment opportunities are accessible by public transport? 	0	
16. Conditions for business success, economic growth and investment		
	0	

<ul style="list-style-type: none"> • Will it support existing businesses? • Will it maximise local skills? • Will it encourage investment (including inward investment)? • Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓	Provision of affordable housing will help support existing businesses with the recruitment and retention of staff
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RL1141(1): Land adjacent to Brookfield, Hampsthwaite		Perfor- mance	Commentary
<ul style="list-style-type: none"> 1.59ha site currently in agriculture The site would deliver around 47 dwellings 			
SA Objective			
1. Quality housing available to everyone			
<ul style="list-style-type: none"> Will it make housing available to people in need? 	✓	Site size would allow the council to negotiate an element of affordable housing under current policy	
<ul style="list-style-type: none"> Will it improve energy efficiency in housing? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction	
<ul style="list-style-type: none"> Will it increase the use of sustainable building practices? 			
2. Conditions and services to engender good health			
<ul style="list-style-type: none"> Will it promote positive health and prevent ill health? 	✓✓	Site is within 1km of a play area or amenity open space and/or 3km of an outdoor sport facility and is large enough to accommodate new amenity open space	
<ul style="list-style-type: none"> Will it encourage healthy lifestyles? 			
<ul style="list-style-type: none"> Will it address health inequalities 			
3. Safety and security for people and property			
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti-social behaviour	
<ul style="list-style-type: none"> Will it reduce fear of crime? 			
4. Vibrant communities which participate in decision making			
<ul style="list-style-type: none"> Will it reduce the potential for social isolation with particular regard to disadvantaged groups? 	✓	Provision of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation	
<ul style="list-style-type: none"> Will it improve and increase community facilities? 	0		
5. Culture, leisure and recreation activities available to all			
<ul style="list-style-type: none"> Will it increase availability and accessibility of culture/leisure/recreation activities/venues? 	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.	
<ul style="list-style-type: none"> Will it preserve, promote and enhance culture in the District? 	0		
6. Local needs met locally			
<ul style="list-style-type: none"> Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? 	(✓)	The site lies within a Group B village. The definition of the village is based upon its accessibility to jobs, shops and services as set out in the Core Strategy.	
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? 	✓	See comments made under objective 1	
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	0		
7. Education and training opportunities which build on the skills and capacity of the population			
<ul style="list-style-type: none"> Will it promote lifelong learning and widening participation in lifelong learning activities? 	0		
<ul style="list-style-type: none"> Will it improve levels of basic skills 			
<ul style="list-style-type: none"> Will it provide opportunities for training and apprenticeships 			
8. Bio-diverse and attractive natural environment			
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? 	x	Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable development	

<ul style="list-style-type: none"> Will it increase the quality and quantity of woodland cover? 	O	
<ul style="list-style-type: none"> Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives 	?	The site is large enough to incorporate an area of natural/semi natural greenspace (including woodland) which will increase wildlife interest, biodiversity and woodland cover. On-site provision is only required in certain circumstances
<ul style="list-style-type: none"> Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites? 	O	
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	O	
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	x	Moderate adverse – Some adverse effects but could be mitigated
9. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land? 	O	
<ul style="list-style-type: none"> Will it maintain and where possible improve air quality? 	✓	No impact on objective values stated in the 2007 Air Quality Strategy
<ul style="list-style-type: none"> Will it maintain and where possible improve surface water and groundwater quality? 	?	
<ul style="list-style-type: none"> Will it maintain and where possible improve soil quality and minimise the loss of soils to development 	xx	Loss of Best and Good Agricultural Land (Grade2/3)
<ul style="list-style-type: none"> Will it prevent unacceptable levels of noise and light pollution? 	O	
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it increase access to key resources and services by means other than the car 	(✓)	See comments under objective 6
<ul style="list-style-type: none"> Will it ease congestion on the road/rail network? 	(x)	Although residents of this Group B village would be able to access jobs, shops and services by using non car modes of transport, there may be increase travel demand to higher order centres.
<ul style="list-style-type: none"> Will it increase provision of public transport where needed? 	O	This Group B Village is on the key bus network
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	✓	There is already good existing footpath provision to serve this site
<ul style="list-style-type: none"> Will it make the environment for non-car travel more attractive? 	O	
<ul style="list-style-type: none"> Will it improve rail services and facilities? 	O	
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions? 	(x)	The site lies within a Group B village deemed to provide good access to jobs and services. However there may be increase travel demand to higher order settlements
<ul style="list-style-type: none"> Will it increase the amount of energy from renewable sources that is generated and consumed? 	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
<ul style="list-style-type: none"> Will it increase efficiency in water, energy and raw material use? 	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
<ul style="list-style-type: none"> Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?) 	xx	Loss of Best and Good Agricultural Land
	✓	The site can accommodate at least 30 dwellings/hectare

<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste 	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		
<ul style="list-style-type: none"> Will it enhance features and areas of historical/cultural value? Will it promote sensitive re-use of historic/culturally important buildings where appropriate? Will it conserve the character of historic settlements and conservation areas? Will it preserve and where appropriate enhance features of archaeological importance? 	✓	Development is unlikely to have a detrimental impact on the historic environment
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> Will it promote the development of communities with accessible services, employment, shops and leisure facilities? 	N/A	Accessibility has already been addressed under objectives 6 and 10. Scoring here would result in double counting
<ul style="list-style-type: none"> Will it prevent inappropriate development in flood plains? 	N/A	Flood risk has already been assessed under objective 11 (see above). Scoring here would result in double counting
<ul style="list-style-type: none"> Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport? 	N/A	Accessible services have already been addressed under objectives 6 and 11. Scoring here would result in double counting.
<ul style="list-style-type: none"> Will it result in the regeneration of derelict or visually unattractive land? 	0	
<ul style="list-style-type: none"> Will it encourage the re-use of existing buildings? 	0	
<ul style="list-style-type: none"> Will it ensure high design quality which supports local distinctiveness? 	0	
<ul style="list-style-type: none"> Will it promote mixed use development? 	0	
15. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it provide employment opportunities for local people? 	0	
<ul style="list-style-type: none"> Will it contribute to improving diversity of employment opportunities? 	0	
<ul style="list-style-type: none"> Will it ensure employment opportunities are accessible by public transport? 	0	
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> Will it support existing businesses? Will it maximise local skills? Will it encourage investment (including inward investment)? Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓	Provision of affordable housing will help support existing businesses with the recruitment and retention of staff

RL2061: Land at Brookfield Garth, Hampsthwaite <ul style="list-style-type: none"> 0.55ha site currently in agricultural use The site could deliver around 16 dwellings 		
SA Objective	Perfor- mance	Commentary
1. Quality housing available to everyone		
<ul style="list-style-type: none"> Will it make housing available to people in need? Will it improve energy efficiency in housing? Will it increase the use of sustainable building practices? 	<p>✓</p> <p>✓</p>	<p>Site size would allow the council to negotiate an element of affordable housing under current policy</p> <p>Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction</p>
2. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it promote positive health and prevent ill health? Will it encourage healthy lifestyles? Will it address health inequalities 	<p>✓</p>	<p>Site is within 1km of a play area or amenity open space and/or 3km of an outdoor sport facility</p>
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? Will it reduce fear of crime? 	<p>✓</p>	<p>Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti-social behaviour</p>
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> Will it reduce the potential for social isolation with particular regard to disadvantaged groups? Will it improve and increase community facilities? 	<p>✓</p> <p>0</p>	<p>Provision of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation</p>
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase availability and accessibility of culture/leisure/recreation activities/venues? Will it preserve, promote and enhance culture in the District? 	<p>✓</p> <p>0</p>	<p>Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.</p>
6. Local needs met locally		
<ul style="list-style-type: none"> Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? Will it provide appropriate housing for local needs? Will it support the vibrancy of town and village centres? 	<p>(✓)</p> <p>✓</p> <p>0</p>	<p>The site lies within a Group B village. The definition of the village is based upon its accessibility to jobs, shops and services as set out in the Core Strategy.</p> <p>See comments made under objective 1</p>
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> Will it promote lifelong learning and widening participation in lifelong learning activities? Will it improve levels of basic skills Will it provide opportunities for training and apprenticeships 	<p>0</p>	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? 	<p>✓</p>	<p>Neutral or slight effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species</p>

• Will it increase the quality and quantity of woodland cover?	0	
• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	0	
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	✓	There is a public right of way close to the site
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0	
• Will it contribute to local distinctiveness and countryside character?	✓	Slight adverse effect – relatively few landscape constraints
9. Minimal pollution levels		
• Will it clean up contaminated land?	0	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	xx	Loss of Best and Good Agricultural Land (Grade 3)
• Will it prevent unacceptable levels of noise and light pollution?	0	
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car	(✓)	See comments under objective 6
• Will it ease congestion on the road/rail network?	(x)	Although residents of this Group B village would be able to access jobs, shops and services by using non car modes of transport, there may be increase travel demand to higher order centres.
• Will it increase provision of public transport where needed?	0	This Group B Village is on the key bus network
• Will it improve existing provision of cycleways and footpaths?	✓	There is already good existing footpath provision to serve this site
• Will it make the environment for non-car travel more attractive?	0	
• Will it improve rail services and facilities?	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	(x)	The site lies within a Group B village deemed to provide good access to jobs and services. However there may be increase travel demand to higher order settlements
• Will it increase the amount of energy from renewable sources that is generated and consumed?	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
• Will it reduce the risk of flooding?	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?)	xx	Loss of Best and Good Agricultural Land
	✓	The site can accommodate at least 30 dwellings/hectare

<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste 	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		
<ul style="list-style-type: none"> Will it enhance features and areas of historical/cultural value? Will it promote sensitive re-use of historic/culturally important buildings where appropriate? Will it conserve the character of historic settlements and conservation areas? Will it preserve and where appropriate enhance features of archaeological importance? 	✓	Development is unlikely to have a detrimental impact on the historic environment
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> Will it promote the development of communities with accessible services, employment, shops and leisure facilities? 	N/A	Accessibility has already been addressed under objectives 6 and 10. Scoring here would result in double counting
<ul style="list-style-type: none"> Will it prevent inappropriate development in flood plains? 	N/A	Flood risk has already been assessed under objective 11 (see above). Scoring here would result in double counting
<ul style="list-style-type: none"> Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport? 	N/A	Accessible services have already been addressed under objectives 6 and 11. Scoring here would result in double counting.
<ul style="list-style-type: none"> Will it result in the regeneration of derelict or visually unattractive land? 	0	
<ul style="list-style-type: none"> Will it encourage the re-use of existing buildings? 	0	
<ul style="list-style-type: none"> Will it ensure high design quality which supports local distinctiveness? 	0	
<ul style="list-style-type: none"> Will it promote mixed use development? 	0	
15. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it provide employment opportunities for local people? 	0	
<ul style="list-style-type: none"> Will it contribute to improving diversity of employment opportunities? 	0	
<ul style="list-style-type: none"> Will it ensure employment opportunities are accessible by public transport? 	0	
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> Will it support existing businesses? Will it maximise local skills? Will it encourage investment (including inward investment)? Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓	Provision of affordable housing will help support existing businesses with the recruitment and retention of staff

RL3036: Land South of Brookfield, Hampsthwaite <ul style="list-style-type: none"> 4.62ha site currently in agricultural use The site could deliver around 100 dwellings 		
SA Objective	Performance	Commentary
1. Quality housing available to everyone		
• Will it make housing available to people in need?	✓✓	Site size will be capable of delivering a significant amount of affordable housing (30+)
• Will it improve energy efficiency in housing?	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
• Will it increase the use of sustainable building practices?		
2. Conditions and services to engender good health		
• Will it promote positive health and prevent ill health?	✓✓	Site is within 1km of a play area or amenity open space and/or 3km of an outdoor sport facility and is large enough to accommodate new amenity open space/play area
• Will it encourage healthy lifestyles?		
• Will it address health inequalities		
3. Safety and security for people and property		
• Will it reduce crime and disorder through design measures?	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti-social behaviour
• Will it reduce fear of crime?		
4. Vibrant communities which participate in decision making		
• Will it reduce the potential for social isolation with particular regard to disadvantaged groups?	✓✓	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
• Will it improve and increase community facilities?	0	
5. Culture, leisure and recreation activities available to all		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
• Will it preserve, promote and enhance culture in the District?	0	
6. Local needs met locally		
• Will it ensure that everyone has access to essential services & resources within reasonable non car-based travelling distance?	(✓)	The site lies within a Group B village. The definition of the village is based upon its accessibility to jobs, shops and services as set out in the Core Strategy.
• Will it provide appropriate housing for local needs?	✓✓	See comments made under objective 1
• Will it support the vibrancy of town and village centres?	0	
7. Education and training opportunities which build on the skills and capacity of the population		
• Will it promote lifelong learning and widening participation in lifelong learning activities?	0	
• Will it improve levels of basic skills		
• Will it provide opportunities for training and apprenticeships		
8. Bio-diverse and attractive natural environment		
• Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?	x	Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable development
• Will it increase the quality and quantity of woodland cover?	0	

<ul style="list-style-type: none"> Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites? Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? Will it contribute to local distinctiveness and countryside character? 	<p>?</p> <p>✓</p> <p>0</p> <p>x</p>	<p>The site is large enough to incorporate an area of natural/semi natural greenspace (including woodland) which will increase wildlife interest, biodiversity and woodland cover. On-site provision is only required in certain circumstances</p> <p>There is a public right of way close to the site</p> <p>Moderate adverse – Some adverse effects but could be mitigated</p>
9. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land? Will it maintain and where possible improve air quality? Will it maintain and where possible improve surface water and groundwater quality? Will it maintain and where possible improve soil quality and minimise the loss of soils to development Will it prevent unacceptable levels of noise and light pollution? 	<p>0</p> <p>✓</p> <p>?</p> <p>xx</p> <p>0</p>	<p>No impact on objective values stated in the 2007 Air Quality Strategy</p> <p>Loss of Best and Good Agricultural Land (Grade2/3)</p>
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it increase access to key resources and services by means other than the car Will it ease congestion on the road/rail network? Will it increase provision of public transport where needed? Will it improve existing provision of cycleways and footpaths? Will it make the environment for non-car travel more attractive? Will it improve rail services and facilities? 	<p>(✓)</p> <p>(x)</p> <p>0</p> <p>✓</p> <p>0</p> <p>0</p>	<p>See comments under objective 6</p> <p>Although residents of this Group B village would be able to access jobs, shops and services by using non car modes of transport, there may be increase travel demand to higher order centres.</p> <p>This Group B Village is on the key bus network</p> <p>There is already good existing footpath provision to serve this site</p>
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions? Will it increase the amount of energy from renewable sources that is generated and consumed? Will it reduce the risk of flooding? 	<p>(x)</p> <p>✓</p> <p>✓</p>	<p>The site lies within a Group B village deemed to provide good access to jobs and services. However there may be increase travel demand to higher order settlements</p> <p>RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources</p> <p>Development boundary can be amended to remove risk of flooding</p>
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
<ul style="list-style-type: none"> Will it increase efficiency in water, energy and raw material use? Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)? Will it increase prevention, re-use, recovery and recycling of waste 	<p>x</p> <p>xx</p> <p>✓</p> <p>x</p>	<p>New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.</p> <p>Loss of Best and Good Agricultural Land</p> <p>The site can accommodate at least 30 dwellings/hectare</p> <p>New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.</p>
13. Protect and enhance the historic environment		

<ul style="list-style-type: none"> Will it enhance features and areas of historical/cultural value? Will it promote sensitive re-use of historic/culturally important buildings where appropriate? Will it conserve the character of historic settlements and conservation areas? Will it preserve and where appropriate enhance features of archaeological importance? 	x	Development will impact on the historic environment, but appropriate mitigation measures should enable some development to be acceptable
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> Will it promote the development of communities with accessible services, employment, shops and leisure facilities? 	N/A	Accessibility has already been addressed under objectives 6 and 10. Scoring here would result in double counting
<ul style="list-style-type: none"> Will it prevent inappropriate development in flood plains? 	N/A	Flood risk has already been assessed under objective 11 (see above). Scoring here would result in double counting
<ul style="list-style-type: none"> Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport? 	N/A	Accessible services have already been addressed under objectives 6 and 11. Scoring here would result in double counting.
<ul style="list-style-type: none"> Will it result in the regeneration of derelict or visually unattractive land? 	0	
<ul style="list-style-type: none"> Will it encourage the re-use of existing buildings? 	0	
<ul style="list-style-type: none"> Will it ensure high design quality which supports local distinctiveness? 	0	
<ul style="list-style-type: none"> Will it promote mixed use development? 	0	
15. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it provide employment opportunities for local people? 	0	
<ul style="list-style-type: none"> Will it contribute to improving diversity of employment opportunities? 	0	
<ul style="list-style-type: none"> Will it ensure employment opportunities are accessible by public transport? 	0	
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> Will it support existing businesses? 	✓	Provision of affordable housing will help support existing businesses with the recruitment and retention of staff
<ul style="list-style-type: none"> Will it maximise local skills? 		
<ul style="list-style-type: none"> Will it encourage investment (including inward investment)? 		
<ul style="list-style-type: none"> Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 		

RL4005: Land East of Rowden Lane, Hampsthwaite <ul style="list-style-type: none"> 1.96ha site currently in agricultural use. The site could deliver 53 dwellings 			
SA Objective		Perfor- mance	Commentary
1. Quality housing available to everyone			
• Will it make housing available to people in need?		✓	Site size would allow the council to negotiate an element of affordable housing under current policy
• Will it improve energy efficiency in housing?		✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
• Will it increase the use of sustainable building practices?			
2. Conditions and services to engender good health			
• Will it promote positive health and prevent ill health?		✓✓	Site is within 1km of a play area or amenity open space and/or 3km of an outdoor sport facility and is large enough to accommodate new amenity open space/play area
• Will it encourage healthy lifestyles?			
• Will it address health inequalities			
3. Safety and security for people and property			
• Will it reduce crime and disorder through design measures?		✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti-social behaviour
• Will it reduce fear of crime?			
4. Vibrant communities which participate in decision making			
• Will it reduce the potential for social isolation with particular regard to disadvantaged groups?		✓	Provision of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
• Will it improve and increase community facilities?		(✓)	(For sites 1/ha+) Large site with potential for mixed uses, incorporating community facility(ies).
		✗	Adverse impact on local schools
5. Culture, leisure and recreation activities available to all			
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?		✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
• Will it preserve, promote and enhance culture in the District?		0	
6. Local needs met locally			
• Will it ensure that everyone has access to essential services & resources within reasonable non car-based travelling distance?		(✓)	The site lies within a Group B/Group C village. The definition of the village is based upon its accessibility to jobs, shops and services as set out in the Core Strategy.
• Will it provide appropriate housing for local needs?		✓	See comments made under objective 1
• Will it support the vibrancy of town and village centres?		0	
7. Education and training opportunities which build on the skills and capacity of the population			
• Will it promote lifelong learning and widening participation in lifelong learning activities?		0	
• Will it improve levels of basic skills			
• Will it provide opportunities for training and apprenticeships			
8. Bio-diverse and attractive natural environment			

<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? Will it increase the quality and quantity of woodland cover? Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites? Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? Will it contribute to local distinctiveness and countryside character? 	<p>x</p> <p>0</p> <p>?</p> <p>✓</p> <p>0</p> <p>xx</p>	<p>Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable development</p> <p>The site is large enough to incorporate an area of natural/semi natural greenspace (including woodland) which will increase wildlife interest, biodiversity and woodland cover. On-site provision is only required in certain circumstances</p> <p>There is a public right of way close to the site</p> <p>High adverse effect – Only appropriate if other factors are strongly in favour</p>
9. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land? Will it maintain and where possible improve air quality? Will it maintain and where possible improve surface water and groundwater quality? Will it maintain and where possible improve soil quality and minimise the loss of soils to development Will it prevent unacceptable levels of noise and light pollution? 	<p>0</p> <p>✓</p> <p>?</p> <p>xx</p> <p>x</p>	<p>No impact on objective values stated in the 2007 Air Quality Strategy</p> <p>Loss of Best and Good Agricultural Land (Grade2/3)</p> <p>A major road/railway line/industry lies close to the site</p>
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it increase access to key resources and services by means other than the car Will it ease congestion on the road/rail network? Will it increase provision of public transport where needed? Will it improve existing provision of cycleways and footpaths? Will it make the environment for non-car travel more attractive? Will it improve rail services and facilities? 	<p>(✓)</p> <p>(x)</p> <p>0</p> <p>✓</p> <p>0</p> <p>0</p>	<p>See comments under objective 6</p> <p>Although residents of this Group B/C settlement/village would be able to access jobs, shops and services by using non car modes of transport, there may be increase travel demand to higher order centres.</p> <p>This Group B/C settlement/Village is on the key bus network</p> <p>There is already good existing footpath provision to serve this site</p>
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions? Will it increase the amount of energy from renewable sources that is generated and consumed? Will it reduce the risk of flooding? 	<p>(x)</p> <p>✓</p> <p>✓✓</p>	<p>The site lies within a Group B village deemed to provide good access to jobs and services. However there may be increase travel demand to higher order settlements</p> <p>RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources</p> <p>Not in an area at risk from flooding (all within Flood Zone 1)</p>
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
<ul style="list-style-type: none"> Will it increase efficiency in water, energy and raw material use? Will it make efficient use of land (appropriate density, brownfield 	<p>x</p> <p>xx</p>	<p>New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.</p> <p>Loss of Best and Good Agricultural Land</p>

<p><i>in preference to Greenfield, protect good agricultural land?</i></p>	✓	The site can accommodate at least 30 dwellings/hectare
<ul style="list-style-type: none"> • <i>Will it increase prevention, re-use, recovery and recycling of waste</i> 	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		
<ul style="list-style-type: none"> • <i>Will it enhance features and areas of historical/cultural value?</i> • <i>Will it promote sensitive re-use of historic/culturally important buildings where appropriate?</i> • <i>Will it conserve the character of historic settlements and conservation areas?</i> • <i>Will it preserve and where appropriate enhance features of archaeological importance?</i> 	x	Development will impact on the historic environment, but appropriate mitigation measures should enable some development to be acceptable
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> • <i>Will it promote the development of communities with accessible services, employment, shops and leisure facilities?</i> 	N/A	Accessibility has already been addressed under objectives 6 and 10. Scoring here would result in double counting
<ul style="list-style-type: none"> • <i>Will it prevent inappropriate development in flood plains?</i> 	N/A	Flood risk has already been assessed under objective 11 (see above). Scoring here would result in double counting
<ul style="list-style-type: none"> • <i>Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport?</i> 	N/A	Accessible services have already been addressed under objectives 6 and 11. Scoring here would result in double counting.
<ul style="list-style-type: none"> • <i>Will it result in the regeneration of derelict or visually unattractive land?</i> 	0	
<ul style="list-style-type: none"> • <i>Will it encourage the re-use of existing buildings?</i> 	0	
<ul style="list-style-type: none"> • <i>Will it ensure high design quality which supports local distinctiveness?</i> 	0	
<ul style="list-style-type: none"> • <i>Will it promote mixed use development?</i> 	0	
15. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> • <i>Will it provide employment opportunities for local people?</i> 	0	
<ul style="list-style-type: none"> • <i>Will it contribute to improving diversity of employment opportunities?</i> 	0	
<ul style="list-style-type: none"> • <i>Will it ensure employment opportunities are accessible by public transport?</i> 	0	
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> • <i>Will it support existing businesses?</i> • <i>Will it maximise local skills?</i> • <i>Will it encourage investment (including inward investment)?</i> • <i>Will it provide for the needs of business (such as a range of premises, land and infrastructure)?</i> 	✓	Provision of affordable housing will help support existing businesses with the recruitment and retention of staff