

Hampsthwaite Additional Allocation

Site Ref: HM9										
SA objective	Ratings							Analysis		
1. Quality housing available to everyone.	LG	LG								Site size does allow for affordable housing. All housing should meet nationally set standards for energy efficiency and sustainability.
2. Conditions and services to engender good health.	LG									Accessible to play area/amenity open space/outdoor sports.
3. Safety and security for people and property.	?									Dependent on application of design policies and community policing.
4. Vibrant communities that participate in decision making.	DG	R								Provision of affordable housing will help reduce social isolation. Local school at or near capacity and may require expansion
5. Culture, leisure and recreation activities available to all.	DG	N								Can meet recreational needs of the area. Does not contain features of recreation or amenity value.
6. Local needs met locally.	Y	R	DG	R	DG	Y	R			Some accessibility to local services but poor accessibility to rail service, secondary school, and employment.
7. Education and training opportunities which build on the skills and capacity of the population.	R									Local primary school at or near capacity and likely to require expansion.
8. Biodiversity and importance of the natural environment.	Y	LG	DG	LG	?	R	O			Some potential adverse effects on biodiversity but relatively easy to mitigate. Need not result in the loss of woodland or trees. The site is large enough to incorporate new natural green space and add to green infrastructure. Public right of way within or close to site. Environment Agency - impacts cannot be predicted at this stage. High landscape sensitivity. Medium/ Low landscape capacity to accommodate development - mitigation opportunities limited.
9. Minimal pollution levels.	N	DG	O	?	R	Y	N			Yorkshire Water - impacts in relation to waste water and water infrastructure cannot be predicted at this stage. Positive effects: Unlikely to have an impact on air quality. Negative affects: Some adverse effect on surface water and watercourses - mitigation possible. Loss of grade 3 agricultural land.
10. A transport network which maximises access whilst minimising detrimental impacts.	O	?	O	R	O	N				Significant transport and/or accessibility problems although developer funded mitigation can address. Increased public transport provision and extension of services cannot be predicted at this stage. Poor connectivity to cycle routes. Lack of pavements does not encourage pedestrian access to services. Severance can be overcome.
11. Minimise greenhouse gas emissions and a managed response to climate change.	O	n/a	LG							Bus stop not within 400m but may be potential for improvement. Wholly within Flood Zone 1.
12. Prudent and efficient use of energy and natural resources with minimal production of waste.	R	R	R							All new development will increase use of primary resources and increases energy and water consumption and waste. Loss of grade 1,2,3 agricultural land.
13. Protect and enhance the historic environment.	O									Likely to harm significance of heritage asset but mitigation possible.
14. A quality built environment and efficient land use patterns.	n/a	n/a	n/a	N	N	O	N			Negative impact on local distinctiveness but can be mitigated.
15. Good quality employment opportunities available to all	n/a	n/a								Only proposed for residential development
16. Conditions for business success, economic growth and investment	LG									Provision of affordable housing will help support local businesses.

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<b>Summary:</b> This is a triangular agricultural field to the north of the village. There are positive social effects as the site is large enough to provide affordable housing, which in turn has positive economic effects as provision of affordable housing will help support existing businesses. The site is accessible to a play area/amenity open space/outdoor sports and can meet the recreation needs of the area. Positive impacts occur as there is some accessibility to local services but negative effects arise as the local primary school is at or near capacity and may require expansion and the lack of pavements does not encourage pedestrian access to services. Some potential adverse effects on biodiversity but relatively easy to mitigate. Negative landscape impacts are identified with limited opportunities for mitigation and there is a negative impact on local distinctiveness. There is also likely harm to the significance of a heritage asset but mitigation is possible.
<b>Recommendation:</b> Draft allocation.

Table 12.21 Site HM9