

Updated 2016 Local Plan Assessment Rationale for Sites

SA Objective	Performance	Assessment Rationale
1. Quality housing available to everyone.		
Will it make housing available to people in need?	Light Green	Site size would allow the council to negotiate an element of affordable housing under current policy.
	Dark Green	Site size will be capable of delivering a significant amount of affordable housing (30 plus).
	Red	Site size would not allow the council to negotiate an element of affordable housing under current policy.
	N/A	Site is being proposed for employment use only.
Will it improve energy efficiency in housing?	Light Green	To mitigate and adapt to climate change, in line with the objectives and provisions of the Climate Change Act 2008, specific standards of sustainable design and construction will be required for energy and water efficiency to achieve levels above those defined in the Building Regulations for England Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition).
Will it increase the use of sustainable building practices?		
Will it minimise water and energy consumption in residential development?	N/A	Site is being proposed for employment use only.
2. Conditions and services to engender good health		
Will it promote positive health and prevent ill health? Will it encourage healthy lifestyles? Will it address/reduce health inequalities? Can select more than one dark green option.	Light Green	Site is within 1km of a play area or amenity open space and/or 3km of an outdoor sport facility.
	Dark Green	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/play area.
	Dark Green	A shortfall in sports provision has been identified in this settlement and the site is large enough to accommodate a new outdoor sports facility.
	Orange	Development would affect existing or proposed sporting or recreational facility (including allotments) but replacement facilities can be provided.
	Red	Development would affect existing or proposed sporting or recreation facility (including allotments).

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	Red	Development would affect existing or proposed sporting or recreational facility (including allotments) in those wards rated as amongst the most deprived or second most deprived 25% of England's population in terms of health inequality.
	N/A	Site is being proposed for employment use only.
3. Safety and security for people and property		
Will it reduce and prevent crime and disorder through design measures?	?	Dependent on application of design policies and community policing.
Will it reduce fear of crime?		
4. Vibrant communities that participate in decision making		
Will it reduce the potential for social isolation with particular regard to disadvantaged groups?	Dark Green	Provision of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation.
	Dark Green	Large site with potential for mixed uses, incorporating community facility(ies).
	Red	Loss of site for a community facility.
	Red	Adverse impact on local schools.
	N/A	Site is being proposed for employment use only.
5. Culture, leisure and recreation activities available to all.		
Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	Dark Green	(If the site measures 0.5ha+) Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
	O	The site measures less than 0.5ha.
	N/A	Site is being proposed for employment use only.
Will it preserve, promote and enhance culture in the district?	Red	Development will result in loss of all/part of any of the following: park or garden, outdoor sports facility, amenity open space, play area for children/teenagers, an allotment, a village hall or any other building/area of cultural, recreational or amenity value to local people.

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	O	The site does not contain any of the following: park or garden, outdoor sports facility, amenity open space, play areas for children/teenagers, an allotment, a village hall or any other building/ area of cultural, recreational or amenity value to local people.

Table 1.2 Updated Local Plan Assessment Rationale for Sites Objectives 1 - 5

SA Objective	Performance	Assessment Rationale
6. Local needs met locally		
Will it ensure that everyone has access to essential services and resources within reasonable non-car based travelling distance?		
		Access to bus services
	Dark Green	400m or closer to a bus stop with frequent commuter service.
	Light Green	400m or closer to a bus stop on the Key Bus Network.
	Yellow	Over 400m but within 800m of a bus stop with frequent commuter service.
	Red	Over 400m to a stop on the Key Bus Network or over 800m to a frequent bus service.
		Access to rail services
	Dark Green	400m or closer to a rail station or rail halt.
	Light Green	Over 400m but within 800m of a rail station or rail halt.
	Orange	Between 800 and 1200m of a rail station or rail halt.
	Red	Over 1200m to a rail station or rail halt.

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		Walking distance to the nearest primary school
	Dark Green	400m or closer.
	Light Green	Over 400m but within 800m.
	Orange	Between 800m and 1200m.
	Red	Further than 1200m.
		Walking distance to the nearest secondary school
	Light Green	800m or closer/site served by school bus.
	Yellow	Over 800m but within 1200m
	Orange	1200m to 1600m
	Red	Further than 1600m
		Walking distance to the nearest GP
	Dark Green	400m or closer
	Light Green	Over 400m but within 800m

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	Orange	800m to 1200m
	Red	Further than 1200m
		Walking distance to local shopping facilities
	Dark Green	400m or closer
	Yellow	Over 400m but within 800m
	Red	Further than 800m
		Walking distance to major area of employment
	Light Green	800m or closer
	Yellow	Over 800m but within 1200m
	Orange	1200m to 1600m
	Red	Further than 1600m

Table 4.3

SA Objective	Performance	Assessment Rationale
7. Education and training opportunities that build on the skills and capacity of the population		
Will it promote lifelong learning and widening participation in lifelong learning activities?		Current primary school capacity
Will it improve levels of basic skills?	Red	Likely to be near capacity (<10% spare places) or at capacity and require expansion.
Will it provide opportunities for training and apprenticeships?	Updated Local Plan Assessment Rationale for Sites Objectives 7 - 9	
	Dark Green	Likely to have spare capacity (>10%) spare places.
	Light Green	Employment is proposed as part of the allocation and this may bring opportunities for apprenticeships and training.
	?	Information on primary school places is not available.
8. Biodiversity and importance of the natural environment		
Biodiversity Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance green infrastructure?	Dark Green	No adverse impact, potential for enhancement and net gains to biodiversity.
	Yellow	No adverse impact, some effects on designated sites, (Local Site, SSSI, LNR), the wider ecological network and/or priority habitats and species, but relatively easy to mitigate for.
	Orange	Some adverse effects on designated sites, (Local Site, SSSI, LNR), the wider ecological network and/or priority species, but appropriate siting/scale or substantial mitigation should enable development.
	Red	Significant adverse effects on designated sites, (Local Site, SSSI, LNR), the wider ecological network and/or priority habitats and species.
	O	Site has been screened out.
Will it increase the quality and quantity of woodland cover?	Dark Green	Development would not result in the loss of any existing woodland or trees and there is potential for significant woodland creation on site.
Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?	Light Green	Development would not result in the loss of any existing woodland or trees.

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	Yellow	Development would potentially result in the loss of some woodland or trees, but any loss is likely to be mitigated.
	Orange	Development on the land would result in the loss of woodland or trees the impact of which cannot be fully mitigated.
	Red	Development is likely to result in the loss of ancient woodland, aged or veteran trees and/or trees protected by a TPO.
	Dark Green	(Site measures 1.25ha+) The site is large enough to incorporate an area of natural/semi-natural greenspace (including woodland) that will increase wildlife interest, biodiversity and woodland cover and add to green infrastructure.
	O	Site has been screened out.
Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	Light Green	There is a public right of way close to the site.
	Light Green	The natural interest of, and access to, nearby sites of natural interest will be promoted through this site's development.
	O	There is no public right of way affecting the site.
Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	Red	Adverse impact (only if indicated by Environment Agency Water Framework Directive).
	?	The Environment Agency are unable to indicate at this preliminary stage of site assessments whether the sites' development is likely to protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status. Any impacts, and subsequent mitigation, will be specific to the nature of each proposal and cannot be predicted at this stage. Once further information is available, the Environment Agency will be in a position to provide further guidance.
Will it contribute to local distinctiveness and countryside character?	Sensitivity rating	
	Dark Green	Low - key distinctive characteristics are robust; typically a low valued landscape where landscape condition may be poor with few notable components that contribute to the character of the area. There may be existing reference or context to the type of development being proposed resulting in a lower susceptibility to change.
	Light Green	Medium/Low - key distinctive characteristics are resilient to change, typically a medium/low valued landscape where landscape condition may be fair with some existing reference to context to the type of development being proposed.

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	Yellow	Medium – key distinctive characteristics are susceptible to change, typically a medium valued landscape where; landscape condition may be fair with some existing reference or context to the type of development being proposed. Landscapes may have components that are not easily replicated/replaced and will have medium susceptibility to change.
	Orange	High/Medium – key distinctive characteristics are vulnerable to change; typically a high to medium valued landscape where landscape conditions is good where detracting features or major infrastructure is not present or where present has limited influence on the landscape.
	Red	High – key distinctive characteristics are very vulnerable to change; typically a high valued landscape where landscape conditions is very good and where detracting features or major infrastructure is not present or where present has limited influence on the landscape resulting in a higher susceptibility to change.
	O	Site has been screened out.
	Capacity rating	
	Dark Green	High – the area is able to accommodate the type and scale of development proposed without detriment to landscape character and visual amenity taking into account the opportunities for appropriate mitigation and enhancement.
	Light Green	High/Medium – the area is able to accommodate the type and scale of development proposed with some minor detriment to landscape character and visual amenity that could be reduced with appropriate mitigation and enhancement.
	Yellow	Medium – the area is able to accommodate some development of the type and scale proposed with some adverse impacts on landscape and visual amenity that may only be mitigated in part. Opportunities for enhancement are limited.
	Orange	Medium/Low – the area is not able to accommodate development of the scale and type proposed without detriment to landscape character and visual amenity and the opportunities for appropriate mitigation are limited.
	Red	Low – the area has very limited or no capacity to accommodate the type and scale of the development proposed and there are few if any opportunities for appropriate mitigation.
	O	Site has been screened out.
	Dark Green	Development of the site within the Conservation Area will improve a poor quality site and contribute to local distinctiveness.
9. Minimal pollution levels		
Will it clean up contaminated land?	Dark Green	Development will result in the clean up of contaminated land.

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	O	The site does not contain any contaminated land.
Will it maintain and where possible improve air quality?	Dark Green	No impact on the achievement of the Air Quality objective values stated in the 2013 Air Quality progress report.
	Orange	Adverse effect on the achievement of the Air Quality objective values stated in the 2013 Air Quality progress report but mitigation is possible.
	Red	Adverse impact on a designated Air Quality Management Area.
	?	Impact unknown at present stage; further assessment required.
Will it maintain and where possible improve surface water and groundwater quality?	?	Capacity issues to be established, Developer funding would be required for the necessary treatment facilities.
	Dark Green	No major capacity issues at the Waste Water Treatment Works.
	?	Yorkshire Water comment – ‘impacts in relation to waste water and water infrastructure cannot be predicted at this stage’
	Dark Green	No adverse impact.
	Yellow	Neutral or slight effects of additional surface water discharge on nearby watercourses.
	Orange	Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.
	Red	Very adverse effects of additional surface water discharge on nearby watercourse where mitigation would be unlikely.
Will it maintain and where possible improve soil quality and minimise the loss of soils to development?	Dark Green	Land is approximately 75–100% previously developed land.
	Light Green	Land is approximately 50–74% previously developed land.

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	Yellow	Land is approximately 25-49% previously developed land.
	Orange	Land is approximately 1-24% previously developed land.
	Red	Land is approximately 100% greenfield.
	Red	50% or more is Grade 1 agricultural land.
	Orange	50% or more is Grade 2 agricultural land.
	Yellow	50% or more is Grade 3 agricultural land.
	Light Green	50% or more is Grade 4 agricultural land.
	Dark Green	50% or more is Grade 5 agricultural land.
	N/A	Greater proportion of the site does not fall within any agricultural land classification.
	?	Insufficient evidence relating to soil quality on the site.
Will it prevent unacceptable levels of noise, vibration and light pollution?	Red	A major road/railway line/industry lies close to the site.
	O	A major road/railway/industry does not lie close to the site.

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10. A transport network that maximises access whilst detrimental impacts		

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Will it ease congestion on the road/rail network?	Dark Green Updated Local Plan Assessment Rationale for Sites Objectives 10 - 16	No transport or accessibility problems evident from information provided at the time of the appraisal.
	Light Green	Some transport and/or accessibility related problems but minor in nature and can be mitigated.
	Yellow	Some transport/and accessibility related problems, including cumulative impacts although developer funded mitigation measures can address these.
	Orange	Significant transport/and or accessibility/ cumulative impact problems requiring substantial mitigation measures to address impacts as part of a developer contribution funding mechanism.
	Red	Significant transport/accessibility/cumulative impact problems requiring substantial new infrastructure provision, business case preparation and government funding bids submitted.
Will it increase provision of public transport where needed?	Dark Green	Adjacent to both Key Bus Network and a station on the Harrogate rail line (or affords good connectivity to the rail station) and extension of the Key Bus Network is possible as part of the development.
	Light Green	Adjacent only to the Key Bus Network, the extension of which is possible as part of the development.
	Orange	Location does not offer good connectivity but there may be opportunities for improvement.
	Red	Location does not offer good connectivity and there are no opportunities for improvement.
	O	The site lies adjacent to the key bus network but there is no possibility of achieving an extension to the site.
	?	Increased public transport provision and extension of services cannot be predicted at this stage.
Will it improve existing provision of cycleways and footpaths?	Dark Green	Well served by existing routes.

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	Dark Green	Ability to create a new cycle route.
	Light Green	Ability to connect to existing cycle routes.
	Orange	Poor connectivity to routes suitable for cycling.
	Red	Poor connectivity to routes suitable for cycling with no prospect of improvement.
	Orange	Some pedestrian access and safety issues but mitigation should be possible.
	Dark Green	Convenient and safe pedestrian routes to access services and facilities.
	Red	Lack of pavements/poor road crossings/traffic volume/speed does not encourage pedestrian access to services and facilities.
	?	Existence of routes yet to be established.
Will it make the environment for non-car travel more attractive?	Red	There is a significant barrier to accessibility, such as a main road, leading to severance, making car use more attractive.
	Orange	Severance can be overcome.
	Dark Green	Severance is not a problem.
Will it improve rail services and facilities?	Light Green	The site offers the opportunity to enhance existing rail facilities (e.g. through improvements to pedestrian access/parking or park and ride/ station improvements.

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	Dark Green	The location offers the opportunity to provide a new rail station.
	O	Not located near a railway line or located near railway station but no opportunities for enhancement.
11. Minimise greenhouse gas emissions and a managed response to climate change		
Will it reduce greenhouse gas emissions and therefore help to tackle climate change?	Dark Green	Site lies within 400m of a bus stop.
	Red	The site is not within 400m of a bus stop.
	Orange	The site is not within 400m of a bus stop (50+ dwellings).
Will it increase the amount of energy from renewable sources that is generated and consumed?	N/A	This is already included under Objective 1. Scoring here would result in double counting.
Will it reduce the risk of flooding?	Dark Green	Site is wholly within flood zone 1.
	Light Green	50% or more of the site is within flood zone 1.
	Yellow	Up to 50% of the site is within flood zone 1.
	Orange	50% or more of the site is in flood zone 2.
	Red	50% or more of the site is within flood zone 3a.
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?	Red	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.

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Will it make efficient use of land (appropriate density, brownfield in preference to greenfield, protect good agricultural land?)	Dark Green	Would utilise brownfield land as part of the development.
	Orange	Greenfield land, but not grade 1, 2 and 3a
	Red	Loss of grade 1, 2 and 3a agricultural land.
Will it increase prevention, re-use, recovery and recycling of waste?	Red	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		
Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?	Dark Green	Development is likely to enhance or better reveal elements which contribute to the significance of a designated heritage asset.
	Light Green	Development is likely to enhance or better reveal elements which contribute to the significance of a non-designated heritage asset.
	Yellow	Development is unlikely to affect any elements which contribute to the significance of a heritage asset.
	Orange	Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.
	Red	Development is likely to result in harm to elements which contribute to the significance of a heritage asset and the harm is not capable of mitigation.
	O	There is no Conservation Area, designated or local heritage asset.
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
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.
Will it prevent inappropriate development in floodplains?	N/A	Flood risk has already been assessed under Objective 11 (see above). Scoring here would result in double counting.

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Will it ensure new developments provide essential services accessible without use of a car and accessible by public transport?	N/A	Large scale developments would be expected to provide a good level of services and facilities, however it is also important to maximise access to existing facilities – see comments under Objectives 6 and 10.
Will it result in the regeneration of derelict or visually unattractive land?	Dark Green	Provides for the regeneration of a derelict or visually unattractive area.
	O	Site is not in a derelict or visually unattractive area.
Will it encourage the re-use of existing buildings?	Dark Green	The buildings on site are capable of re-use/conversion.
	Red	Demolition of buildings/structures would be required.
	O	There are no buildings on site.
Will it ensure high design quality which supports local distinctiveness?	Red	The prominent, open nature of the site means that built development will have a negative impact on local distinctiveness.
	Orange	The prominent, open nature of the site means that built development will have a negative impact on local distinctiveness but there are opportunities for mitigation and improvements.
	Dark Green	Site re-development provides an opportunity for high quality design.
Will it promote mixed use development?	Dark Green	Mixed use development can be accommodated on the site.
	O	Mixed Use development could not be accommodated on this site.
15. Good quality employment opportunities available to all		
Will it provide employment opportunities for local people?	Light Green	Site suitable for employment use – minimum of 0.25ha/500sq.m. floorspace / SHELAA site.
Will it contribute to improving diversity of employment opportunities?	Dark Green	Mixed use scheme including housing and employment land.

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Will it ensure employment opportunities are accessible by public transport?	Red	Loss of employment site.
	N/A	The proposed use for the site is for housing only.
	Dark Green	Site lies within 800m of a bus stop where frequency of service enables commuting by bus for work.
	Red	Loss of employment site accessible by public transport.
	N/A	The proposed use for the site is housing only.
	?	Proposed for employment/mixed use and public transport provision cannot be predicted at this stage.
16. Conditions for business success, economic growth and investment		
Will it support existing businesses?	Light Green	(Where no employment proposed) Provision of affordable housing will help support existing businesses with the recruitment and retention of staff.
Will it maximise local skills?	Red	Existing businesses on site will be displaced.
Will it encourage investment (including inward investment)?	Red	Site provides a useful supply of low grade employment land.
Will it provide for the needs of business (such as a range of premises, land and infrastructure)?	Dark Green	Provision of employment land will encourage investment and support local business expansion.
	Light Green	Provision of employment land as part of a mixed use scheme will encourage investment and support local business expansion.

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