

New Local Plan for Hambleton

Alternative Sites Consultation

April 2017



Hambleton...a place to grow, be healthy, be prosperous

HAMBLETON
DISTRICT COUNCIL

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Forward

- 1.1 Hambleton District Council is preparing a new Local Plan for the District. The new Local Plan will set out how much land should be provided to accommodate the new homes and jobs that are needed within Hambleton up to 2035 and where this should be located.
- 1.2 In late 2016 the Council consulted on its Preferred Options for the Local Plan. The consultation document comprised both the preferred policy approach and the sites which will accommodate new housing and employment development. In response to the consultation a total of 83 sites were put forward as alternative sites. Some of these were amendments to boundaries, whilst others were completely new sites.
- 1.3 We have now assessed these sites in the same way as those which were contained in the Preferred Options consultation. We have considered a range of issues such as risk of flooding, their impact on the character of the settlement and whether they have appropriate access. In order to ensure that local people have the opportunity to comment on all of the sites which have been submitted to the Council we are now consulting on these alternative sites.
- 1.4 The District must continue to grow but making decisions on where development should go is not easy. We recognise there is still a lot of work to do over the coming months, considering responses to both this and the preferred options consultation, ensuring that the new plan is both deliverable and economically viable. The responses we receive to both of the consultations will help to shape the final version of the plan, which will be published in the Autumn. The Local Plan will then be submitted to the Secretary of State for an independent examination in Spring 2018.



Councillor Brian Phillips
Portfolio Holder for Planning Services

Executive Summary and How to Get Involved.

Background and Purpose

- 1.1 This document provides details of and seeks your views on 83 alternative sites that have been put forward for consideration for development of housing, employment, community and mixed uses within Hambleton. These sites have been put forward in addition to those sites identified in the Preferred Options Consultation documents consulted on from 31st October to 12th December 2016. The background to the identification of the sites and the methodology for the council's site assessment process are set out in chapters 2, 3 and 11 of this document. Within this document you will find settlement maps which indicate the location of sites and a site assessment summary and recommendation for each site within Hambleton's service centres, service villages and secondary villages, and questions for consideration. The Sustainability Appraisal of sites and Strategic Flood Risk Assessment are provided within accompanying documents.
- 1.2 The council would like your views on the alternative sites presented within this consultation document. The consultation is open for six weeks from 21st April 2017 to 2nd June 2017. You can view all of the consultation documents and supporting documents at hambleton.gov.uk/localplan. Hard copies of the documents will also be available at the district's libraries and the district council's offices in Stokesley, Easingwold and Northallerton.

How and when to comment

- 1.3 Please provide your views and comments by responding to the questions contained within the Local Plan alternative sites consultation document. You can do this by logging into our Consultation Portal (http://consult.hambleton.gov.uk/portal)
- 1.4 The closing date for responding is 5pm on 2nd June 2017
- 1.5 If you have any questions please contact the Planning Policy Team on 01609 779977 or email planningpolicy@hambleton.gov.uk
- **1.6** Please Note, during this consultation, the district council is only seeking comments on the alternative sites. The settlement maps provided indicate the location and preferred options recommendation of previously considered sites (Local Plan Preferred Options Consultation October December 2016). These are only shown to for information and to provide context to the location of sites.

Proposals for Green Space Designation.

1.7 The council is consulting on a second tranche of proposed Local Green Space designations alongside the alternative Sites consultation. You can view site summary and recommendation for each site in the Local Green Space Recommendations Report (March 2017). The district council is seeking views on the recommendations. The document can be viewed at <a href="https://hard.copies.org/hard.cop/ha

INTRODUCTION

- 2.1 The new Local Plan will set out how much land should be provided to accommodate new homes and jobs that are needed within Hambleton up to 2035 and where this should be located. It will consider the need for new homes and jobs alongside the need for associated infrastructure such as shops, community facilities, transport, open space, sport and recreation, health and education within the context of protecting what is special about Hambleton. The Plan will also look to protect and enhance the countryside, historic buildings and the unique character of our market towns and villages. The Local Plan will also set out the policy framework which will be used to determine proposals for new development across the District and for enforcement purposes. The Local Plan will allocate sites in line with the Plan's strategy providing certainty to developers, local people and infrastructure providers about how much and where development will take place over the next twenty years.
- 2.2 The council recently consulted on the Preferred Options document. The consultation commenced on Monday 31st October and closed 5pm on Monday 12th December 2016.
- 2.3 The Preferred Options Consultation was presented in two parts:
 - Part 1: Preferred Policies- This set out the preferred vision and objectives for the Plan Area and preferred option policies for determining development proposals
 - Part 2: Preferred Sites (Bedale, Easingwold, Northallerton, Stokesley and Thirsk Sub Areas)- This identified the preferred development sites and greenspaces.
- 2.4 As part of the Preferred Options consultation, views were sought on the summary site assessments and recommendations for each site. Respondents were also asked to consider if there were any more appropriate alternative sites and to provide details where relevant. This resulted in the identification of 83 alternative development sites or sites with revised boundaries, including one site identified by the council.
- 2.5 The district council has undertaken an initial assessment of the 83 alternative sites in accordance with stage 1 and 2 of the site selection process set out in the methodology section of this document, and in full within the Appendices, this is on the same basis as the preferred options. Within this document you will find Settlement maps indicating the size and location of sites, a site summary and recommendations for each alternative sites within Hambleton's service centres, service villages and secondary villages. It is important to note that suitability of each site is assessed on its own merit and this is reflected in the recommendation. In a few settlements this has resulted in number of sites identified as preferred, which when considered altogether could provide for more development than required within a particular settlement. Responses to the preferred options consultation and this consultation, additional work on the sustainability appraisal, and additional viability and deliverability information will be used inform the stage three assessment, which will further refine the selection of sites.
- 2.6 The consultation on the Alternative Development Sites document is open for 6 weeks from 21st April 2017 to 2nd June 2017. Views are sought on the recommendations for each of the alternative sites and comments should be submitted via our on line consultation portal which can be accessed from www.hambleton.gov.uk/localplan by 5pm on2nd June 2017. Please note, during this consultation, the district council is only seeking comments on the recommendations for alternative development sites. The settlement maps will show the location of existing preferred and non-preferred development sites as they appeared in the Preferred Options document, these are only shown for context within the settlement maps and the district council is not seeking comments on the existing sites.

Proposals for Green Space Designation

2.7 As part of the Preferred Options consultation, views were also sought on the recommendations for the first tranche of sites submitted for green space designation as presented in the Local Green Space Recommendations Report (August 2016). As part of the Preferred Options consultation, there was an opportunity to submit alternative sites proposed for green space designation. A second tranche of green space sites have been assessed. A total of 148 proposed greenspaces have been assessed within this second tranche. The site summary and recommendation for each site is presented in the Local Green Space Recommendations Report (March 2017). This forms part of the alternative Sites and greenspace consultation and the district council is seeking views on the recommendations. Some of these sites have been identified through the Settlement Character Studies and others through land owners, parish

- councils or special interest groups and also as part of the public consultation on the Preferred Options documents and Settlement Character Studies. Comments should be submitted via our on line consultation portal which can be accessed from www.hambleton.gov.uk/localplan by 5pm on 2nd June 2017.
- 2.8 Assessments for sites proposed for green space designation will be updated to reflect comments from the Preferred Options consultation and alternative Sites consultation. Where a site is identified for possible green space designation and has also been submitted as a proposed development site, the decision on designation/allocation will take into account matters such as whether the site is required to deliver the district council's housing supply or supply of employment land. This will be balanced against how well the site fits with the criteria for green space designation.

Sites in 'Other' settlements

- 2.9 In relation to 'other' settlements the Preferred Option, consulted on as part of the Preferred Options consultation (from 31st October to 12th December 2016), is to maintain the vitality of smaller rural villages through supporting levels of development which are commensurate with the existing scale and form of the village. In order to provide a long term flexible approach to development in smaller villages, it is not proposed to allocate development sites but to rely on a criteria based approach to development. Details of the preferred option for 'other' settlements was presented in Part 1 of the preferred options consultation documents. Preferred development sites were not identified in 'other' settlements within Part 2 of the Preferred Options document and the site summaries were not provided.
- 2.10 The same approach has been taken when assessing alternative development sites as part of this consultation document. Preferred development sites are not identified in 'other' settlements. A list of the proposed development sites put forward in 'other' settlements is available in section 11 of this document.
- **2.11** Please note that no alternative development sites were submitted within the following service villages and secondary villages:

Northallerton sub area	Thirsk sub area	Bedale sub area	Easingwold sub area	Stokesley sub area
Morton on Swale	Topcliffe	Crakehall	Brafferton / Helperby	Crathorne
Appleton Wiske	Bagby	Kirkby Fleetham	Huby	
East Harlsey	Borrowby	Snape	Stillington	
West Rounton	Knayton	Burneston	Alne	
	Pickhill	Leeming	Crayke	
	South Otterington	Scruton		
		Well		

Sites below allocation threshold

2.12 A number of sites have been submitted which are below 0.2 hectares or which are unlikely to accommodate less than five dwellings. In some cases these sites may be suitable for development however they are below the threshold for allocation and any proposals for the development of these sites will be considered in the context of wider Plan policies. A list of these sites is attached at the end of this document.

How to comment

- 2.13 The council wants to hear your views on the sites presented within this consultation document. You can view all consultation documents and supporting documents at hambleton.gov.uk/localplan. Hard copies of the documents will also be available at the district's libraries and the district's council offices in Stokesley, Easingwold and Northallerton.
- **2.14** Please provide your views and comments by responding to the questions contained within the Local Plan alternative sites consultation document. You can do this by logging into our Consultation Portal (http://consult.hambleton.gov.uk/portal).
- 2.15 The closing date for responding is 5pm on 2nd June 2017
- **2.16** If you have any questions please contact the Planning Policy Team on 01609 779977 or email planningpolicy@hambleton.gov.uk

Next Steps

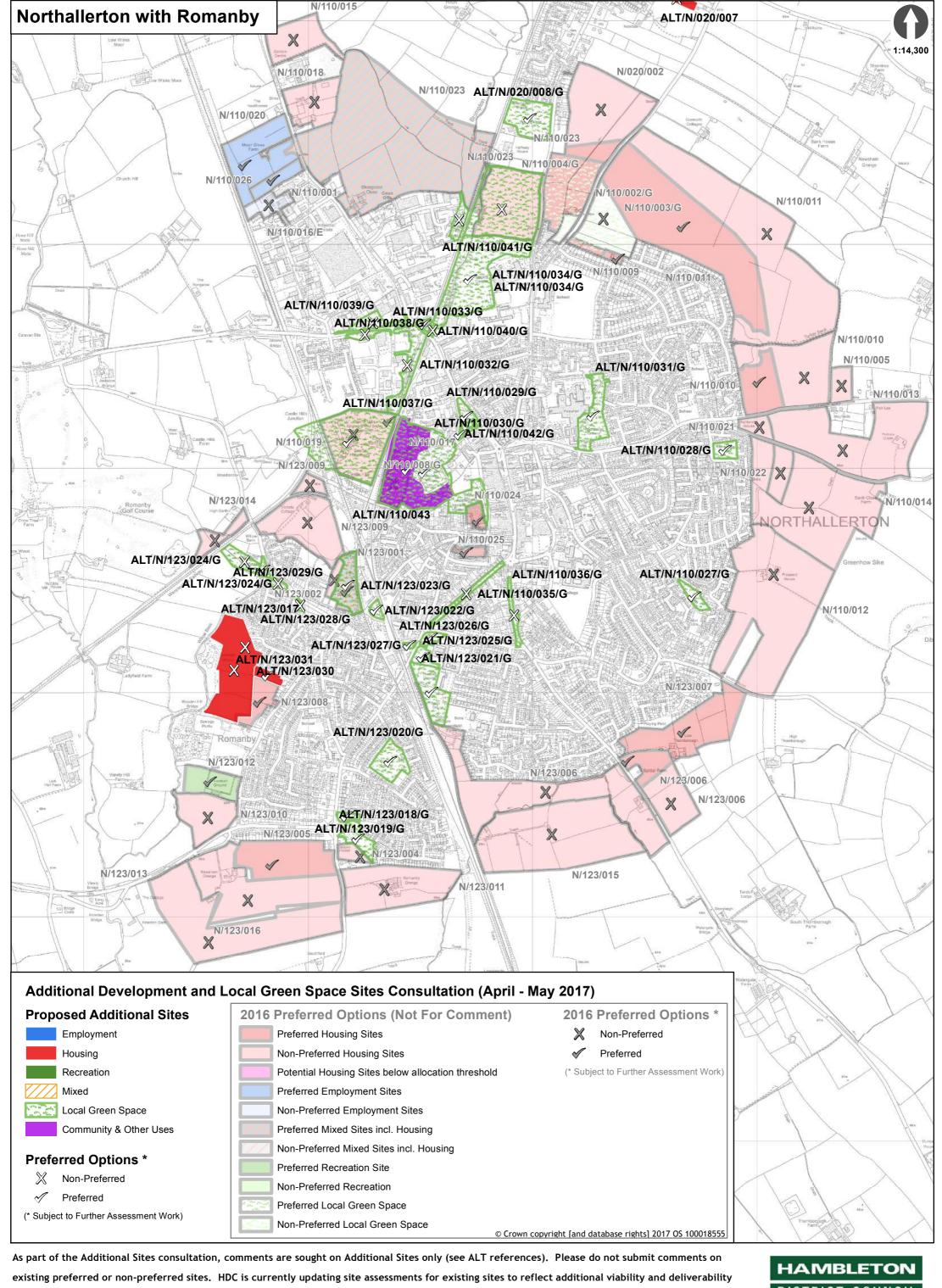
- 2.17 The next stage in the preparation of the Local Plan will be the production of the Publication Local Plan. This is anticipated in late summer/autumn 2017. The Publication Local Plan will include the vision and objectives for the Plan Area and detailed policies for determining development proposals alongside the sites (for development and greenspace) necessary to deliver the Plan.
- 2.18 The selection of sites within the Publication Local Plan will be informed by responses to both the preferred options consultation and this alternative sites and greenspace consultation, emerging evidence base on need for development and infrastructure delivery, the Sustainability Appraisal and Habitats Regulation Assessment. The council has also requested further information on viability and deliverability from land owners and agents, and will continue to engage with key stakeholders and infrastructure providers. The council has also commissioned a Whole Plan Economic Viability Assessment. The information from Landowners/site promoters and whole plan viability consultants will form the Stage 3 site assessment process, which together with responses, and other emerging evidence and studies, will lead to updates of the site assessments and recommendations. This may result in changes to the preference of sites and the sites to be identified for allocation within the Publication Local Plan.
- **2.19** Consultation on the Publication Local Plan in expected in Autumn 2017.

Methodology

- 3.1 One of the first steps in preparing a new Local Plan is to establish what land is available for development within the District over that time frame. This will inform site allocations in the new Local Plan.
- 3.2 As part of this landowners, agents and developers were invited to put forward land for potential development in the future. This 'Call for Sites' exercise ran between June 2015 and February 2016 and over 500 sites were put forward for potential development in Hambleton District.
- 3.3 A Site Selection methodology was established in order to set a rigorous and consistent approach to the assessment of all of the submitted sites. The aim of the site selection process is to secure development which best meets the objectives of the New Local Plan. It is a tool for Officers to objectively assess sites submitted to the Council to enable informed choices to be made on the selection of sites. The Site Assessment Methodology was presented to the Housing Market Partnership meeting in December 2015. The partnership includes a range of developers and agents who operate in the District.
- 3.4 As part of the Preferred Options consultation, views were sought on the recommendations for each site as presented in each site summary of the sub area documents. Where more appropriate alternative sites could be identified, details of the site were requested as part of the consultation responses. The district council received details for 83 alternative development sites (including one identified by the council), some of which were revisions to site boundaries submitted in the initial 'Call for Sites'.
- 3.5 The district council is applying the same Site Selection Methodology for the alternative development sites that has been used for the development sites submitted through the initial 'Call for Sites'. An overview of the process is set out below. A full copy of the Site Assessment Methodology is attached at the end of this document.
- 3.6 There are three stages to the site selection process. The first stage assesses the site against key eligibility criteria. This includes consideration of the scale of development and assessment against key constraints. The second stage is an assessment of the site against Local Plan Sustainability Appraisal objectives and the third stage considers the deliverability and viability of the site.
- 3.7 In stage two, the performance of sites against the indicators has been coded using a traffic light system. A colour coding (red/amber/green) is used to indicate the relevant impact or suitability of the site.
 - Red: = Significant adverse effect: The site performs poorly against the relevant indicator
 - Amber: = Moderate adverse effect: The site performs adequately against the relevant indicator but there are some issues that need addressing
 - Green: = Non-adverse effect: The site performs well against the relevant indicator
- 3.8 Stage two of the assessment has been informed by site visits, data held within the council's Geographical Information Systems (GIS), engagement with Natural England, Historic England, North Yorkshire County Council, the Call for Sites submission form and emerging evidence base such as Employment land Review and Strategic Flood Risk Assessment.
- **3.9** Sites have been screened in terms of impact on designated biodiversity sites (SSSI's and SINCs). Biodiversity data impacting the proposed allocation sites will feed into stage 3 of the site selection process.
- 3.10 As part of the stage 2 assessment for housing sites, where information on potential dwelling yield of the site has not been provided or where the assumed dwelling yield was presented as a range, a density of 25 dwellings per hectare (dph) has been applied to provide an indicative dwelling yield for the site. Any deviation from this will be due to local factors affecting the site which have suggested a slightly lower or higher density would be more appropriate. It is important to note that at this stage, the potential dwelling yield of sites is only indicative. Stage three of the assessment process may result in changes to the potential dwelling yield of sites.
- 3.11 The district council has requested further information from land owners and agents on viability and deliverability of alternative development sites. This information has not informed the assessment of alternative development sites at this point. It will inform stage 3 of the site selection process. This is with exception to highways information provided by North Yorkshire

- County Council and therefore aspects relating to whether the site has access to a public highway and the degree of off site works required to enable the site to come forward for development have informed assessment of the sites.
- 3.12 Site assessments of alternative development sites will be updated over the coming months to reflect responses to the alternative Sites consultation and additional viability and deliverability information collected from land owners and agents. This will form stage 3 of the site assessment process. As part of this, the district council will also incorporate relevant assumptions and recommendations emerging from the Local Plan Viability Study and the Infrastructure Delivery Plan.
- **3.13** Over the coming months, the district council will also be applying stage 3 of the site assessment process to existing sites presented in the Preferred Options document.
- **3.14** This additional work will be used to inform decisions on which sites are the most suitable for allocation in the Publication version of the Local Plan which is scheduled for public consultation in Autumn 2017, subject to Cabinet approval.
- **3.15** A full copy of the Site Assessment Methodology is attached at the end of this document. A summary of the full assessment of each of the sites against the site assessment criteria is included as an appendix to the Sustainability Appraisal Document.
- 3.16 Sites put forward as part of the second tranche of proposals for green space designation have been assessed separately (148 in total). The methodology, assessment and recommendations can be found in the Local Green Space Recommendations Report (March 2017). The district council is seeking comments on the recommendations in this report as part of the alternative Sites consultation.

Northallerton Sub Area



information and to reflect responses to the Preferred Options consultation. See details of the full site assessment process and next steps in the Additional Sites Consultation Document. More detailed mapping can be viewed at www.hambleton.gov.uk/localplan. Map not for reproduction.



Telephone: 01609 779 977 Fax: 01609 767228

4.1 Northallerton

Site 1

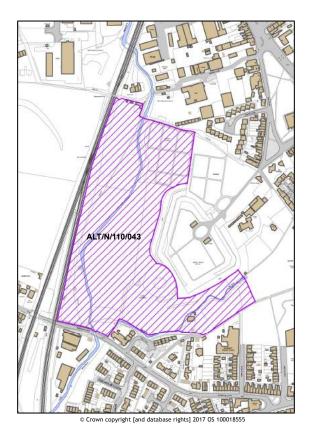
Site Reference	ALT/N/110/043
Parish	Northallerton
Address	Land at Willow Beck, North of Springwell Lane, Northallerton Town Park
Current Use	Informal recreation and paddock
Proposed Use	Recreation and Community Use
Area (ha)	6.87
Indicative Yield	n/a

Commentary

See conclusion below.

Conclusion

This site is an existing allocation in the Local Development Framework (2010). The site is allocated for recreation and community uses as a Town Park. The preferred approach is to roll this site forward as an allocation for recreation and community uses in the new Local Plan. This includes the provision of new footpath and cycleway links to nearby existing and proposed housing and employment development and also to the Applegarth recreation area.



Picture 1 ALT/N/110/043

Question 1

Do you agree that site ALT/N/110/043 should be allocated for recreation and community uses as a Town Park? Please provide reasons

4.2 Romanby

Site 2

Site Reference	ALT/N/123/017
Parish	Romanby
Address	Land West of St Wilfred Drive, OS Field 6822, Wooden Hill Lane, Northallerton, North Yorkshire
Current Use	Pasture land
Proposed Use	Housing
Area (ha)	1.79
Indicative Yield	40

Commentary

Environmental

Loss of greenfield site

Loss of grade 3b agricultural land

Site within North Yorkshire Green Infrastructure Corridor

Sand and Gravel Mineral Safeguarding Area.

The site is in close proximity to waste water treatment plant which lies to the west of site. Yorkshire Water confirm that sewers infrastructure crosses the site and there is a sewage pumping station just outside the site boundary. Yorkshire Water states that the built up area that forms ALT/N/123/017 would encroach within 100 m of Romanby waste water treatment works. There may be loss of amenity due to odour and flies. Yorkshire Water would not recommend development within this distance of the waste water treatment works.

Connectivity

No Public Right of Way in or adjacent to site. There are pavements within the existing housing estate which links to Chantry Road from which access could be potentially gained (highways to advise). This would provide footpath links to the town centre. National Cycle route runs through Romanby which is in close proximity to the site (Chantry road provides link to the cycle route).

Impact on character and form

The site is not prominent in significant views towards the settlement. The site is not visible from the main highway. There appears to be very limited views of site from Wensleydale railway due to the landscape and vegetation. While the site boundary fits fairly well with the existing built form of the settlement, development at the proposed scale would have some impact on character of the area through loss of open countryside which is also part of the Green Infrastructure corridor as identified in the Northallerton, Brompton and Romanby Draft Landscape and Open Space Study (2016).

Impact on historic assets

No issues.

Flooding

ALT/N/123/017

Mapping layers show the western end of the site is susceptible to surface water flooding. There is a slight gradient to the site. The Strategic Flood Risk Assessment recommends that there is a review of site layout and / or design and that this should be informed by a Level 2 Strategic Flood Risk Assessment or site specific Flood Risk Assessment. This will determine the nature and scope of any mitigation.

Highways

Access is available onto St Wilfred Drive, minor improvements may be necessary. Developer to demonstrate that a safe and suitable access can be achieved.

Conclusion

The site is not prominent in significant views towards the settlement. While the site boundary fits fairly well with the existing built form of the settlement, development at the proposed scale would have some impact on the character of the area through loss of open countryside which is also part of the Green Infrastructure corridor as identified in the Northallerton, Brompton and Romanby Draft Landscape and Open Space Study (2016). The Strategic Flood Risk Assessment recommends that there is a review of site layout and / or design and that this should be informed by a Level 2 Strategic Flood Risk Assessment or site specific Flood Risk Assessment. The site is in close proximity to waste water treatment plant which lies to the west of site. The site promoter has indicated that a gap has been left between the proposed development area and the treatment plant and that landscaping is proposed. The site promoter has commissioned an odour report, not yet received by Yorkshire Water. Yorkshire Water confirm that sewers infrastructure crosses the site and there is a sewage pumping station just outside the site boundary. Yorkshire Water states that the built up area that forms ALT/N/123/017 would encroach within 100 m of Romanby waste water treatment works and state that there may be loss of amenity due to odour and flies. Yorkshire Water would not recommend development within this distance of the waste water treatment works. Not a Preferred Site.



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Picture 2 ALT/N/123/017

Question 2

Do you agree that site ALT/N/123/017 is not suitable for development and the reasons given? If not please explain why. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

Site Reference	ALT/N/123/030
Parish	Romanby
Address	Land Adjacent to Sewage Works, Romanby
Current Use	Agricultural
Proposed Use	Residential
Area (ha)	7.44
Indicative Yield	185 (based on 25 dwellings per hectare)

Commentary

Environmental

Loss of greenfield site

Loss of some grade 2 agricultural land and some grade 3a.

Site within North Yorkshire Green Infrastructure Corridor

There is a single tree protected by Tree Preservation Order in southern end of site.

Yorkshire Water confirm that sewers infrastructure crosses part of the site and there is a sewage pumping station just outside the site boundary. This is to the Western edge of site and is identified as a source of contamination and odour.

Awaiting minerals comments.

Awaiting comments from Natural England.

Connectivity

No Public Right of Way in or adjacent to site. There are pavements within the existing housing estate which links to Chantry Road from which access could be potentially gained (highways to advise). This would provide footpath links to the town centre. National Cycle route runs through Romanby which is in close proximity to the site (Chantry road provides link to the cycle route).

Impact on character and form

The site would not be prominent in view when approaching from the south or north on Ainderby Road. The site is set behind existing residential development which fronts Ainderby road and other trees, foliage and hedgerows. There may some views of site from Wensleydale railway due to the scale of the proposed development.

The adjacent site to the east (N/123/008) is identified as a preferred site in the Preferred Options document. Any development beyond this would be harmful to the character and form of this part of the settlement. At the proposed scale, the development would result in loss of open countryside which would be harmful to character of area. The area is part of the Green Infrastructure Corridor as identified in the Northallerton, Brompton and Romanby Draft Landscape and Open Space Study (2016).

Impact on historic assets

No issues.

Flooding

ALT/N/123/030

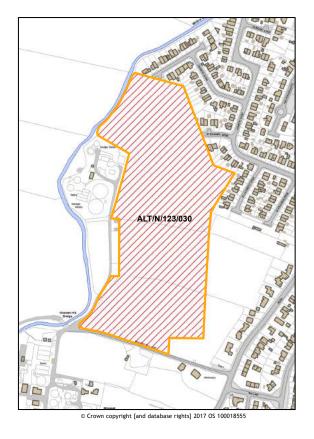
Mapping layers show northern end of site is susceptible to surface water flooding and marginal section in southern end of site. Mapping layers show northern end of site in flood zone 3. Awaiting comments from Strategic Flood Risk Assessment consultants.

Highways

Awaiting comments from highways.

Conclusion

The site would not be prominent in wider views when approaching from the south or north on Ainderby Road. The adjacent site to the east (N/123/008) is identified as a preferred site in the Preferred Options document. Any development beyond this would be harmful to the character and form of this part of the settlement. At the proposed scale, the development would result in loss of open countryside which would be harmful to character of area. The area is part of the Green Infrastructure Corridor as identified in the Northallerton, Brompton and Romanby Draft Landscape and Open Space Study (2016). The site is in close proximity to waste water treatment plant which bounds the western edge of the site. Yorkshire Water confirm that sewers infrastructure crosses part of the site and there is a sewage pumping station just outside the site boundary. There may be loss of amenity due to odour and flies. As per comments on site ALT/N/123/017, Yorkshire Water do not recommend development within this distance of the waste water treatment works. **Not a Preferred Site.**



Picture 3 ALT/N/123/030

Question 3

Do you agree that site ALT/N/123/030 is not suitable for development and the reasons given? If not please explain why. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

Site Reference	ALT/N/123/031
Parish	Romanby
Address	Land South of St Cuthbert Drive and St Paulinus Drive, Romanby
Current Use	Agricultural
Proposed Use	Residential
Area (ha)	0.61
Indicative Yield	15 (based on 25 dwellings per hectare)

Commentary

Environmental

Loss of greenfield site

Loss of grade 3a agricultural land and marginal section of grade 2.

Site within North Yorkshire Green Infrastructure Corridor

There is a single tree protected by Tree Preservation Order on southern boundary of site.

Connectivity

Site is adjacent to St Cuthbert Drive and St Paulinus Drive. Site adjoins a site which was identified as preferred in Preferred Options document (N/123/008) and for this site, highways indicated there is access to Ainderby Road. Awaiting highways for ALT/N/123/031. Subject to access to highway being confirmed, there are potential links to pavements in adjacent residential areas. This would provide footpath links to the town centre. National Cycle route runs through Romanby which is in close proximity to the site (Chantry road provides link to the cycle route).

Impact on character and form

Limited impact on form and character as site would form an extension to an existing site which is preferred (N/123/008) and is adjacent to built form. The site is set behind existing residential development which fronts Ainderby road and is therefore not prominent in views from the highway.

Impact on historic assets

No issues.

Flooding

Mapping layers central section of site is susceptible to surface water flooding. Site is outside flood zone. Awaiting comments from Strategic Flood Risk Assessment consultants.

Highways

Awaiting highways comments.

Conclusion

The site would have limited impact on form and character as site would form an extension to an existing site which is preferred (N/123/008) and is adjacent to the built form. The site is set behind existing residential development which fronts Ainderby road and is therefore not

ALT/N/123/031

prominent in views from the highway. This site is preferred as an extension to the existing preferred site (N/123/008) subject to Highways confirming a suitable access. However, both sites are subject to further assessment work. **Preferred Site.**

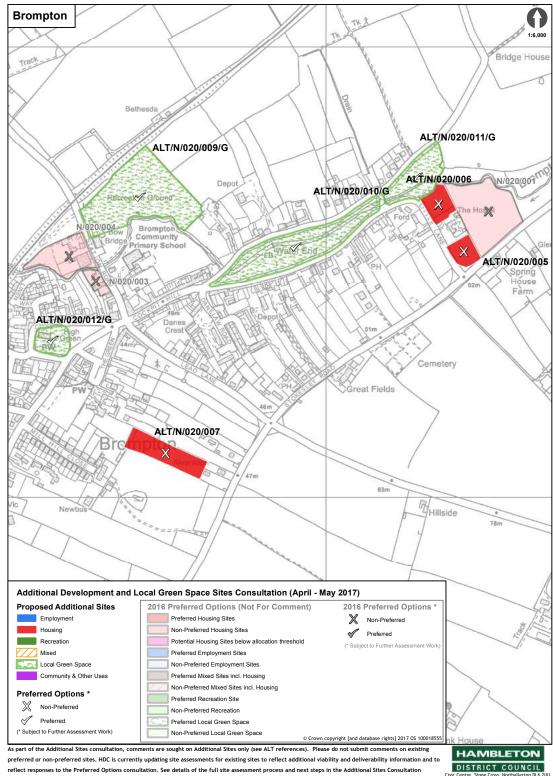


Picture 4 ALT/N/123/031

Question 4

Do you agree that site ALT/N/123/031 is an appropriate development site? If not, please outline your reasons. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

4.3 Brompton



Tenect responses to the Preferred Options Consultation, see details of the full site assessment process and next steps in the Additional sites Consultation Document. More detailed mapping can be viewed at www.hambleton.gov.uk/localplan. Map not for reproduction.

Site Reference	ALT/N/020/005
Parish	Brompton
Address	Land to the South of The Glen, OS Field 2956, Little Lane, Brompton, Northallerton
Current Use	Grassfield
Proposed Use	Housing
Area (ha)	0.33
Indicative Yield	3 - 4

Commentary

Environmental

Loss of greenfield site

Loss of grade 3b agricultural land

Site within North Yorkshire Green Infrastructure Corridor

The road fronts onto Stokesley Road which is a main road into Northallerton from the A19 and therefore mitigation of noise may need to be considered.

Connectivity

There is a pavement along the edge of the site which bounds Stokesley road which continues into Northallerton. There is no pavement on the part of site which bounds Little Lane and so there is no footpath link to Brompton.

No apparent link to cycle route.

No link to Public Right of Way.

Impact on character and form

Views towards the village when approaching on Stokesley road are currently characterised by farmland, high hedgerows, trees, vegetation and larger low density detached dwellings set within a rural area. While the site is currently fairly well screened by vegetation, new development at this location would be fairly prominent, resulting in some loss of the rural character of this part of the settlement. The site does not fit well with the existing form of the settlement as it would be at the opposite side of Little Lane which currently marks the edge of the main built form (linear pattern). The proposal is only for 3-4 dwellings but this could still impact on the form and character of the settlement.

Impact on historic assets

No issues.

Flooding

Mapping layers do not show evidence of surface water flooding. Strategic Flood Risk Assessment states site is entirely in Flood Zone 1, with minimal or no risk from surface water flooding. The Strategic Flood Risk Assessment recommends that the development may be permitted on flood risk grounds. Further investigation may be required by the developer and the council should be consulted as to whether a Flood Risk Assessment may be required. This will determine the nature and scope of any mitigation.

Highways

ALT/N/020/005

Access available onto Little Lane. This would require localised widening and visibility splays would need to be achieved to comply with North Yorkshire County Council's design guides. Accessibility links are poor into the nearest settlement. Developer to demonstrate that a safe and suitable access can be achieved.

Conclusion

The proposal as presented would fall below the allocation threshold of five dwellings. While the site is currently fairly well screened by vegetation, new development at this location would be fairly prominent, resulting in some loss of the rural character of this part of the settlement. The site does not fit well with the existing form of the settlement as it would be at the opposite side of Little Lane which currently marks the edge of the main built form (linear pattern). **Not a Preferred Site.**



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Picture 6 ALT/N/020/005

Question 5

Do you agree that site ALT/N/020/005 is not suitable for development and the reasons given? If not please explain why. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

Site Reference	ALT/N/020/006
Parish	Brompton
Address	Land to the North of The Glen, OS Field 2565, Little Lane, Brompton, Northallerton
Current Use	Grassfield
Proposed Use	Housing
Area (ha)	0.41
Indicative Yield	3 - 5

Commentary

Environmental

Loss of greenfield site

Loss of grade 3b agricultural land

Site within North Yorkshire Green Infrastructure Corridor

Connectivity

Public Right of Way runs through the northern corner of the site. There are no pavements along the roadside which bounds the site. There are no pavements on the opposite side of the road. The site is in close proximity to pavements which link into Brompton village centre but limited potential to extend pavements to site due to trees & vegetation and narrow road side verges. Highways to advise. There are no apparent cycle routes.

Impact on character and form

The site is not prominent in significant views towards the settlement. The site is set away from Stokesley road and due to the gradient of the land, the site has limited visibility. If some of the existing screening along Little Lane is retained, then visibility would remain limited. However, the site does not fit well with the existing form of the settlement as it would be at the opposite side of Little Lane which currently marks the edge of the main built form (linear pattern). This part of the settlement is characterised by a small number of larger detached properties and retains large green spaces and farmland. Site is adjacent to Brompton Beck corridor which is identified as a key feature of spatial quality and character of place within Northallerton, Brompton and Romanby Draft Landscape & Open Strategy (2016). Brompton Beck corridor in this area is identified as Nature Sensitive Area and potential greenspace designation in Settlement Character Study (2016). The proposal is only for 3-5 dwellings but this could still impact on the form and character of the settlement and the natural environment.

Impact on historic assets

This site adjoins the boundary of the Brompton Conservation Area. The loss of this open area and its subsequent development could harm elements which contribute to the significance of the Conservation Area.

Flooding

Site is on gradient which slopes down to Brompton Beck. Mapping layers show part of site which is adjacent to Brompton Beck is susceptible to surface water flooding. Some susceptibility to surface water flooding evident on Little Lane adjacent to western boundary of site. The Strategic Flood Risk Assessment states that a small part of the site falls within Flood Zone 3b. The flood risk in parts of the development footprint currently within Flood Zone 2 could potentially increase to Flood Zone 3 magnitudes in future due to climate change. The Strategic

ALT/N/020/006

Flood Risk Assessment recommends that there is a review of site layout and / or design and that this should be informed by a Level 2 Strategic Flood Risk Assessment or site specific Flood Risk Assessment. This will determine the nature and scope of any mitigation.

Highways

Access may be available onto Little Lane, however sufficient visibility splays would need to be achieved to comply with North Yorkshire County Council's design guides. Accessibility links are poor into the nearest settlement. Developer to demonstrate that a safe and suitable access can be achieved.

Conclusion

The site does not fit well with the existing form of the settlement as it would be at the opposite side of Little Lane which currently marks the edge of the main built form (linear pattern). The site adjoins the boundary of the Brompton Conservation Area. The loss of this open area and its subsequent development could harm elements which contribute to the significance of the Conservation Area. Site is adjacent to Brompton Beck corridor which is identified as a key feature of spatial quality and character of place within Northallerton, Brompton and Romanby Draft Landscape & Open Strategy (2016). Brompton Beck corridor in this area is identified as Nature Sensitive Area and potential greenspace designation in Settlement Character Study (2016). The proposal is only for 3-5 dwellings but this could still impact on the form and character of the settlement. The Strategic Flood Risk Assessment states that a small part of the site falls within Flood Zone 3b. This therefore reduces the developable area. The Strategic Flood Risk Assessment recommends that there is a review of site layout and / or design and that this should be informed by a Level 2 Strategic Flood Risk Assessment or site specific Flood Risk Assessment. It is possible that the site may fall below the allocation threshold of five dwellings.

Not a Preferred Site.



Picture 7 ALT/N/020/006

Question 6

Do you agree that site ALT/N/020/006 is not suitable for development and the reasons given? If not please explain why. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

Site Reference	ALT/N/020/007
Parish	Brompton
Address	Land to the Rear of The Workshop, Stokesley Road, Brompton, DL6 2DY
Current Use	Grassfield
Proposed Use	Housing
Area (ha)	0.81
Indicative Yield	12

Commentary

Environmental

Loss of greenfield site

Loss of grade 3b agricultural land

Site within North Yorkshire Green Infrastructure Corridor

The road fronts onto Stokesley Road which is a main road into Northallerton from the A19 and therefore mitigation of noise would need to be considered.

Clay Mineral Safeguarding Area

Connectivity

A pavement runs along Stokesley road which provides a link into Northallerton. No links to cycle route evident. No Public Right of Way in vicinity.

Impact on character and form

Site is fairly well screened by hedgerows so views of the site from the highway are limited, however development here would result in loss of open countryside which currently forms prominent view towards settlement from bridleway and Public Right of Way in local area.

The site is disconnected from the settlement and has poor relationship with built form and character.

Impact on historic assets

This site lies 100 metres from the boundary of the Brompton Conservation Area. The loss of this open area and its subsequent development could harm elements which contribute to the significance of the Conservation Area.

Flooding

Mapping layers show part of northern edge of site is susceptible to surface water flooding and also show that southern edge of site is susceptible to surface water flooding. A large area south of site is susceptible to surface water flooding. The Strategic Flood Risk Assessment recommends that the development may be permitted on flood risk grounds. Further investigation may be required by the developer and the council should be consulted as to whether a Flood Risk Assessment may be required. This will determine the nature and scope of any mitigation.

Highways

Site boundary currently does not identify access to highway and as presented the site has no direct connection/frontage to a highway maintainable at the public expense.

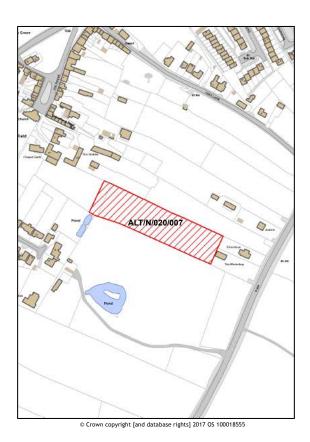
ALT/N/020/007

Conclusion

Development of the site would result in loss of open countryside which currently forms prominent view towards settlement from bridleway and Public Right of Way in local area.

The site is disconnected from the settlement and has poor relationship with built form and character. Site boundary currently does not identify access to highway and as presented the site has no direct connection/frontage to a highway maintainable at the public expense.

Not a Preferred Site.

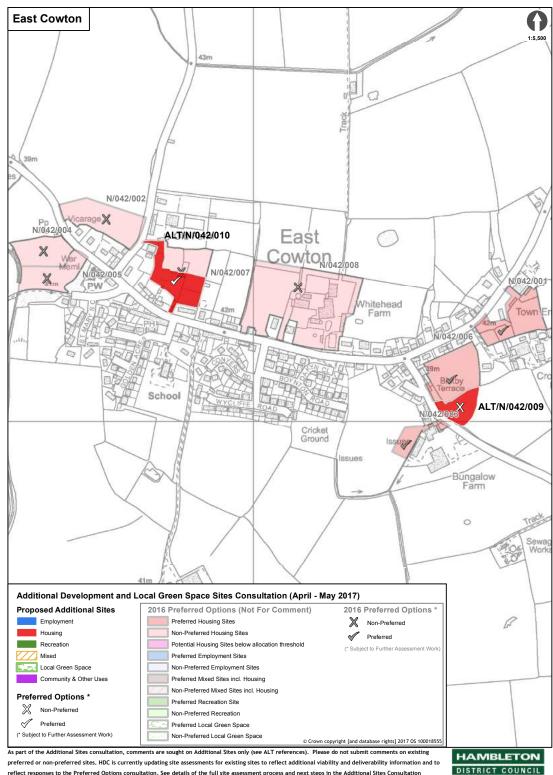


Picture 8 ALT/N/020/007

Question 7

Do you agree that site ALT/N/020/007 is not suitable for development and the reasons given? If not please explain why. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

East Cowton



reflect responses to the Preferred Options consultation. See details of the full site assessment process and next steps in the Additional Sites Consultation Document, More detailed mapping can be viewed at www.hambleton.gov.uk/localplan. Map not for reproduction.

Picture 9 East Cowton

Site Reference	ALT/N/042/009
Parish	East Cowton
Address	Part of Field NZ3103 5002, Opposite Bungalow Farm, Cross Rein Farm, East Cowton
Current Use	Agricultural
Proposed Use	Housing
Area (ha)	0.39
Indicative Yield	10

Commentary

Environmental

Loss of greenfield site

Loss of grade 3b agricultural land

Site within North Yorkshire Green Infrastructure Corridor

Connectivity

No Public Right of Way in vicinity. There are existing pavements in close proximity to the site but no pavements immediately adjacent to the part of the site which fronts onto the road. No cycle route evident.

Impact on character and form

The site is prominent on approach into the settlement from Birkby, particularly as the site is on a slight slope. Development would result in loss of open countryside which is currently prominent on the right of the highway when approaching the settlement.

The site would create an extension to preferred site N/042/006. The site is opposite existing built development (machinery business) and housing site at Bungalow Farm (10/01716/FUL) for 45 units which has permission. Impact on form would therefore be limited. However, loss of countryside and the rural setting which is currently prominent on the right when approaching the settlement would impact on character.

Impact on historic assets

No issues.

Flooding

Mapping layers show there is an area susceptible to surface water flooding which adjoins the western edge of the site (where the site bounds the highway). The site is on slight gradient which slopes down to highway. The Strategic Flood Risk Assessment states site is entirely in Flood Zone 1, with minimal or no risk from surface water flooding. The Strategic Flood Risk Assessment recommends that the development may be permitted on flood risk grounds. Further investigation may be required by the developer and the council should be consulted as to whether a Flood Risk Assessment may be required. This will determine the nature and scope of any mitigation.

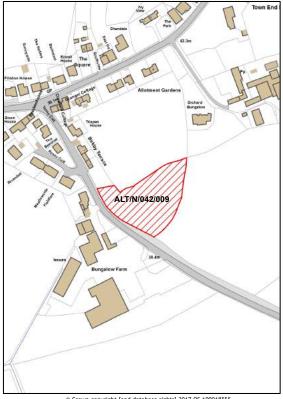
Highways

ALT/N/042/009

Access is available onto C148. However the frontage is very narrow and an access of acceptable standards may be difficult to achieve. Localised widening maybe required. Footway links from settlement to serve the site required. Extend existing footway / street lighting. The developer would need to demonstrate that a suitable and safe access can be achieved.

Conclusion

The site is prominent on approach into the settlement from Birkby, particularly as the site is on a slight slope. Development of the site would result in loss of open countryside which is key part of the rural setting and character of this part of the settlement. The road frontage is very narrow and an access of acceptable standards may be difficult to achieve. Localised widening may be required. Not a Preferred Site.



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Picture 10 ALT/N/042/009

Question 8

Do you agree that site ALT/N/042/009 is not suitable for development and the reasons given? If not please explain why. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

Site Reference	ALT/N/042/010
Parish	East Cowton
Address	Land to the Rear of The Old School, East Cowton, North Yorkshire
Current Use	Agricultural
Proposed Use	Housing
Area (ha)	0.71
Indicative Yield	Around 12

Commentary

Environmental

Loss of greenfield site

Loss of grade 3b agricultural land

There is a farm to north so there may be some potential for noise or smell.

Site is in Source Protection Zone 3. Development proposals within a source protection zone should be supported by a risk assessment that assesses the risk to groundwater and its receptors.

Connectivity

Site is located close to the centre of the village. No direct links to Public Right of Way. Site boundary identifies an access onto the main highway which goes through centre of village and there are pavements on both sides of the road. There are no pavements on Raby Lane where a second site entrance is identified. No cycle route evident.

Impact on character and form

The site is set behind existing residential development so is not visible from highway. The site is not prominent in significant views towards the settlement from the highway but may impact on views of open countryside which provide character for the settlement from the Public Right of Way. The reduced scale of the site would reduce potential impact on form and character of settlement. Careful design could mitigate against the potential impact.

Impact on historic assets

No issues.

Flooding

Mapping layers do not show evidence of surface water flooding on site. Layers show some susceptibility on highway which runs through the village. Strategic Flood Risk Assessment states site is entirely in Flood Zone 1, with minimal or no risk from surface water flooding. The Strategic Flood Risk Assessment recommends that the development may be permitted on flood risk grounds. Further investigation may be required by the developer and the council should be consulted as to whether a Flood Risk Assessment may be required. This will determine nature and scope of mitigation.

Highways

Access is available from the C1. The developer will need to demonstrate that a safe and suitable access can be achieved.

ALT/N/042/010

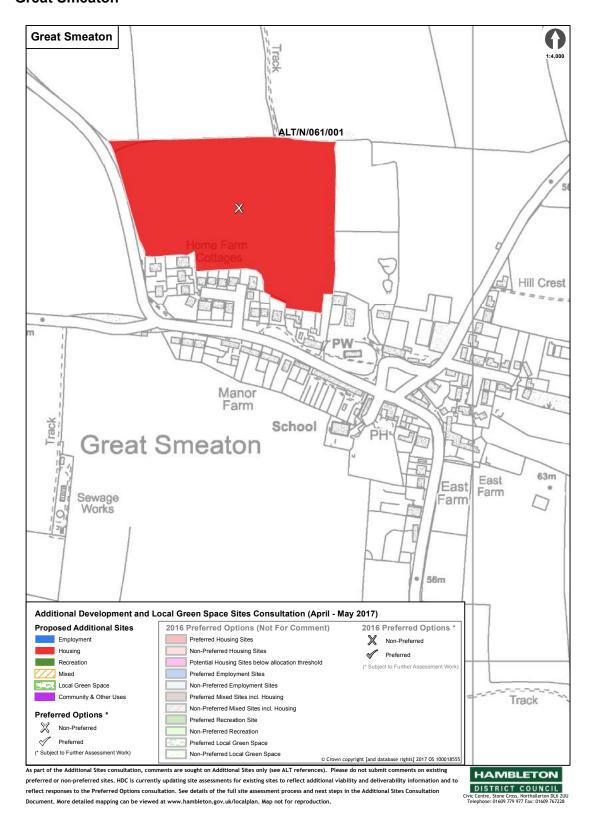
Conclusion

The site is set behind existing residential development so is not visible from highway. The site is not prominent in significant views towards the settlement from the highway but may impact on views of open countryside which provide character for the settlement from the Public Right of Way. The reduced scale of the site would reduce potential impact on form and character of settlement. Careful design could mitigate against the potential impact. Site is in Source Protection Zone 3. Development proposals within a source protection zone should be supported by a risk assessment that assesses the risk to groundwater and its receptors. The Strategic Flood Risk Assessment recommends that the development may be permitted on flood risk grounds. The council should be consulted as to whether a Flood Risk Assessment may be required. **Preferred Site.**

Question 9

Do you agree that site ALT/N/042/010 is an appropriate development site? If not, please outline your reasons. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

4.5 Great Smeaton



Picture 11 Great Smeaton

Site Reference	ALT/N/061/001
Parish	Great Smeaton
Address	Land off Hambleton Court and Northallerton Road, Great Smeaton
Current Use	Agricultural
Proposed Use	Housing with open space & children's play area
Area (ha)	6.3
Indicative Yield	25 - 30

Commentary

Environmental

Loss of greenfield site

Loss of grade 3b agricultural land

Site within North Yorkshire Green Infrastructure Corridor

The western edge of the site bounds the Darlington road (A167) which is a main route between Northallerton and Darlington and therefore there may be need to mitigate against traffic noise.

Connectivity

There is opportunity to link into the Public Right of Way which runs through eastern part of site. There is no identified access to the site from the public highway. There are public footpaths within the adjacent existing residential estate at Hambleton Court but access to this estate is not identified. If access could be resolved, there is immediate links to footpaths into the village centre. There are no apparent links to cycle routes.

Impact on character and form

Development of this site at the proposed scale (25-30 houses) would be prominent on approach into the settlement along Darlington Road. Development would also have prominence in view when approaching from Hornby. The proposal does include inclusion of some open space and children's play area which could reduce impact but overall development of this site would result in loss of an extensive area of open countryside which is currently prominent in view towards the settlement from Darlington road and Hornby Road. The settlement is fairly linear in form and the proposed extension would not be in keeping with the form of the settlement. This area of land is a key part of the rural setting and character of the settlement and its development would have negative impact on this.

Impact on historic assets

This site adjoins the boundary of the Great Smeaton Conservation Area. The loss of this open area and its subsequent development could harm elements which contribute to the significance of the Conservation Area.

The loss of this site and its subsequent development could harm the setting of the Grade II Listed Old Rectory adjoining the south-eastern edge of this site.

Flooding

Mapping layers show a marginal section of the north east corner of site is susceptible to surface water flooding. Strategic Flood Risk Assessment states site is entirely in Flood Zone1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required. This will determine the nature and scope of any mitigation.

ALT/N/061/001

Highways

Access is available on A167 Northallerton Road however sufficient visibility splays would need to be achieved to enable an access of acceptable standards. A development of this size would require more than one access and there is insufficient frontage to enable two accesses of acceptable standards to be formed onto the public highway. Pedestrian and cycle links would need to be improved. Existing foot/street lighting system to be extended for the settlement to serve this development. Developer to demonstrate that a safe and suitable access can be achieved.

Conclusion

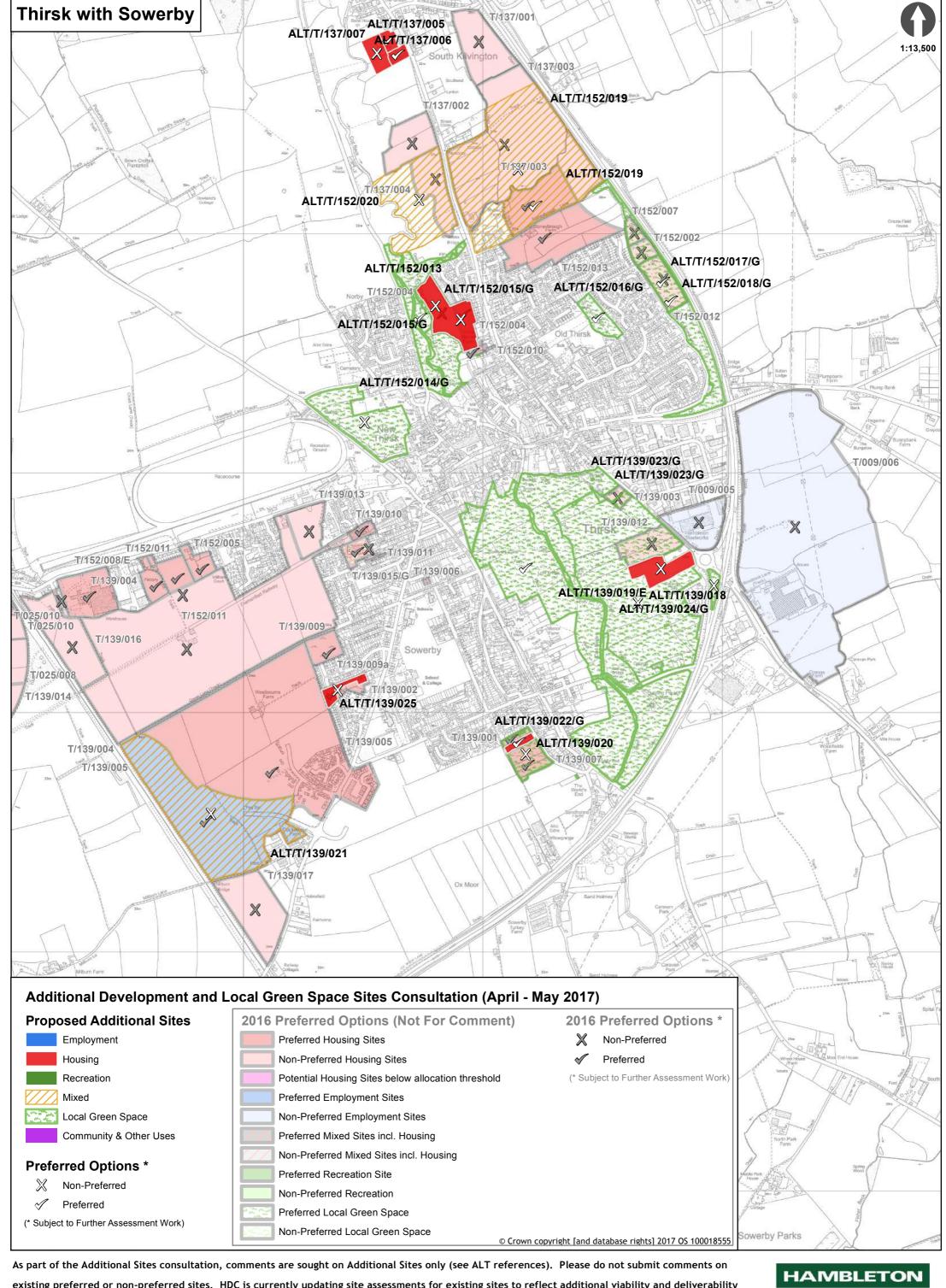
Development of this site would result in loss of an extensive area of open countryside which is currently prominent in view towards the settlement from Darlington road and Hornby road. The settlement is fairly linear in form and the proposed extension would not be in keeping with the form of the settlement. This area of land is a key part of the rural setting and character of the settlement and its development could harm elements which contribute to the significance of the Conservation Area and setting of the Grade II Listed Old Rectory. A development of this size would require more than one access and there is insufficient frontage to enable two accesses of acceptable standards to be formed onto the public highway.

Not a Preferred Site.

Question 10

Do you agree that site ALT/N/061/001 is not suitable for development and the reasons given? If not please explain why. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

Thirsk sub area



existing preferred or non-preferred sites. HDC is currently updating site assessments for existing sites to reflect additional viability and deliverability information and to reflect responses to the Preferred Options consultation. See details of the full site assessment process and next steps in the Additional Sites Consultation Document. More detailed mapping can be viewed at www.hambleton.gov.uk/localplan. Map not for reproduction.



Telephone: 01609 779 977 Fax: 01609 767228

5.1 Thirsk

Site 11

Site Reference	ALT/T/152/013
Parish	Thirsk
Address	Land Between Whitelass Beck (N) and Shire House Farm (S), Thirsk, North Yorkshire
Current Use	Agricultural
Proposed Use	Housing
Area (ha)	3.68
Indicative Yield	42-50

Commentary

Environmental

Loss of greenfield site

Loss of grade 3b agricultural land (majority) with some loss of grade 2.

Site within North Yorkshire Green Infrastructure Corridor

Site within a sand and gravel Mineral Safeguarding Area.

The site is within close proximity of the Thirsk historic town centre and numerous archaeological events have been recorded close by. This site may have archaeological potential.

Connectivity

Public Right of Way runs in close proximity to the western and northern boundary of the site. There are public footpaths on Shire road which is part of the existing housing estate which bounds the site. No cycle route evident. There may be potential to link the wider footpath network with the Public Right of Way network

Impact on character and form

The site is well screened by vegetation from the west and north and is screened by existing residential development from the east and south. The eastern boundary of the site is adjacent to the development limits / built development. However, the site has the potential to impact on the character and form of the settlement given that this is an area of open green space which is adjacent to the Cod Beck corridor and partly within the Conservation Area.

Impact on historic assets

This site adjoins and, in part, lies within the boundary of the Thirsk and Sowerby Conservation Area. The loss of this open area and its subsequent development could harm elements which contribute to the significance of the Conservation Area.

The most southerly tip of the site is within Historic England's Consultation Zone for St Marys Church. The site lies to the east of The Holmes which contains the sluice gate to the mill race. Any development would need to consider the impact on non-designated heritage assets.

This site lies 160 metres from the moated site, 100m east of St Mary Magdalene's Church. This is a Scheduled Monument. Development of this area could affect the setting of this Monument.

Flooding

ALT/T/152/013

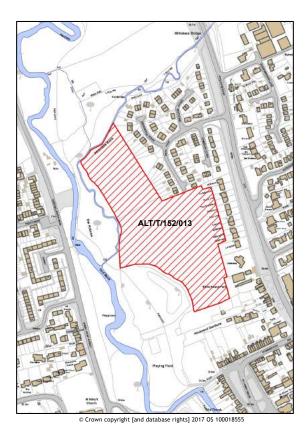
Mapping layers indicate that a significant proportion of the site is liable to surface water flooding. Strategic Flood Risk Assessment states that a large portion of this area is within the Functional Floodplain. Further, the flood risk in parts of this area which are currently within FZ2 may increase to FZ3 magnitudes in future due to climate change. The Strategic Flood Risk Assessment concludes that withdrawal of the site should be considered.

Highways

Access could be achieved onto Shire Road, further investigation required to establish whether this would result in a ransom strip being created. Works will be required to improve the existing major road and extent existing footway and street lighting to serve the site.

Conclusion

Please note: The site is being re-consulted as a result of a clarification regarding land ownership. The site is reasonably well connected and highways have indicated that access to the site could be gained via Shire Road. The development of the whole site would not relate well to the character of the settlement and would be inappropriate, a large part of the site is susceptible to surface water flooding and the majority of the site is within Flood Zones 2 and 3. The Strategic Flood Risk Assessment states that withdrawal of the site should be considered. The eastern part relates reasonably well to the existing form of the settlement. As indicated above a site specific flood risk assessment would be required to demonstrate that development could be delivered on this site and would not increase the risk of flooding elsewhere. **Not a Preferred Site.**



Picture 13 ALT/T/152/013

Question 11

Do you agree that site ALT/T/152/013 is not suitable for development and the reasons given? If not please explain why. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

Site Reference	ALT/T/152/019
Parish	Thirsk
Address	Land North of Stoneybrough Lane, Thirsk, North Yorkshire
Current Use	Agricultural
Proposed Use	Housing including green space buffer and possible retail, hotel and visitor services.
Area (ha)	26
Indicative Yield	112 (Part of the site)

Commentary

Environmental

Loss of greenfield site

Loss of grade 3b agricultural land

Site within North Yorkshire Green Infrastructure Corridor

There are trees protected by Tree Preservation Order on the western boundary of the site.

A small number of archaeological events have been found within or within close proximity of the site which may suggest archaeological potential.

Eastern edge of site is adjacent to A19 so traffic noise mitigation may need to be considered.

The site is within a minerals safeguarding area for sand and gravel.

Connectivity

There is a Public Right of Way that runs through the site and connects to the wider Public Right of Way network. Bridleway runs along southern boundary. There is a narrow footway to the boundary of the site along Stockton Road and footway on the opposite side of Stockton Road. There may be some opportunity to create additional links.

Impact on character and form

The site is prominent in significant views towards the settlement. Development will result in loss of open countryside which is currently prominent in view on approach towards the settlement. Site is also prominent in views towards the settlement from A19. This is a substantial proposal on the edge of the settlement. The existing tree coverage around Whitelass Beck provides a natural edge to the settlement. The proposed site goes beyond this natural boundary and would reduce the gap between Thirsk and the smaller settlement of South Kilvington. The proposed scale will have negative impact on form and character of settlement.

Impact on historic assets

No issues.

Flooding

The Strategic Flood Risk Assessment states a small part of the site falls within Flood Zone 3a. Note that the flood risk in parts of the development footprint currently within Flood Zone 2 could potentially increase to Flood Zone 3 magnitudes in future due to climate change. It is recommended that the layout and design of the site is considered following a stage 2 strategic flood risk assessment or a site specific flood risk assessment.

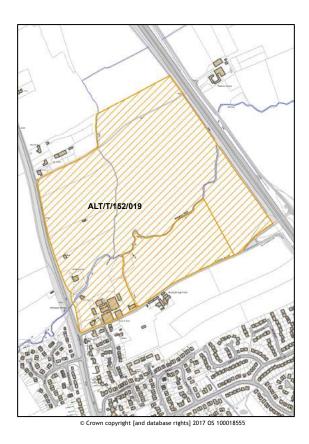
Highways

ALT/T/152/019

Access is available on A61 Stockton Road, developer is demonstrate a safe and suitable access can be achieved. Minor works may be required to extend existing footway and street lighting. Public Right Of Way runs through the site, this must be kept clear of any obstruction until such time as an alternate route has been provided and confirmed by order. This site cannot be viewed in isolation and a comprehensive development brief for the area needs to be produced. This will enable cumulative impacts to be considered and for arrangements to secure funding for strategic infrastructure improvements to be developed.

Conclusion

Development of the whole site for predominantly residential use with the potential for some mixed use would not be appropriate and would further erode an important gap between South Kilvington and Thirsk. A significant proportion of the site is identified as being within Flood Zone 2 and part of the site around Whitelass Beck are within Flood Zone 3. The southern part of the site within Flood Zone 1 would be more appropriate for residential purposes, the site has a natural boundary which would serve to limit the impact on the character and form of the settlement. The proposed landscaping to the boundary with the A19 would serve to limit the prominence and potential noise from the A19. A reduced site, to the extent identified in the previous Local Plan preferred options consultation could deliver around 112 dwellings. **Part Preferred Site.**



Picture 14 ALT/T/152/019

Question 12

Do you agree that part of site ALT/T/152/019 is an appropriate development site? If not, please outline your reasons. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

Site Reference	ALT/T/152/020
Parish	Thirsk
Address	Land Adjacent to Cod Beck, North of Whitelass Bridge, Stockton Rd, Thirsk, North Yorkshire
Current Use	Agricultural
Proposed Use	Housing including green space buffer and possible retail, hotel and visitor services.
Area (ha)	8.48 (approx 3.7 proposed for development)
Indicative Yield	Proposed mix to be confirmed. 90 dwellings.
Current Use Proposed Use Area (ha)	Stockton Rd, Thirsk, North Yorkshire Agricultural Housing including green space buffer and possible retail, hotel and visitor services. 8.48 (approx 3.7 proposed for development)

Commentary

Environmental

Loss of greenfield site

Loss of grade 2 agricultural land

Site within North Yorkshire Green Infrastructure Corridor.

A small number of archaeological events have been found within or within close proximity of the site which may suggest archaeological potential.

The site is within a minerals safeguarding area for sand and gravel.

Connectivity

Pavements on both sides of highway to which site fronts onto. PROW runs through site north to south and east to west, connecting to the wider PROW network. There is already connectivity through the site.

Impact on character and form

Site is prominent in significant views towards the settlement. Development will result in loss of open countryside which is currently prominent view on approach towards the settlement. Site is disconnected from the settlement. Whitelass Beck provides both a natural and physical boundary to the settlement at present. Only part of the site is proposed to accommodate development, the part closest to the boundary with Stockton Road. It will still be prominent on the approach to the settlement from Stockton Road and the Public Right of Way. Development will impact on the gap between the settlement of Thirsk and South Kilvington. Therefore, development in this location is considered to have a negative impact on form and character of settlement.

Impact on historic assets

Spa House 95 metres to the north-west of this area is a Grade II Listed Building. The loss of this open area and its subsequent development could affect elements which contribute to the significance of this building.

Flooding

Part of the site is within Flood Zone 3. The Western half of the site is within the functional floodplain, this is proposed to form green space which is a water compatible use. The western and southern part of the site lies within Flood Zone 2. Strategic Flood Risk Assessment states a large portion of this area is within the Functional Floodplain. Further, the flood risk in parts of this area which are currently within Flood Zone 2 may increase to Flood Zone 3 magnitudes in future due to climate change. Consideration should be given to withdrawal of the site.

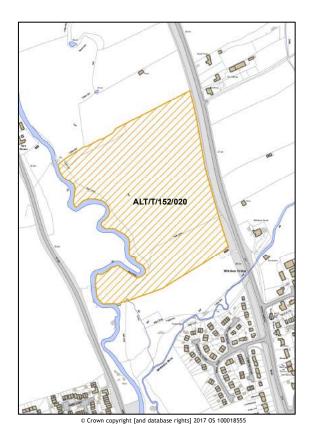
ALT/T/152/020

Highways

Access is available on A61 Stockton Road, developer is demonstrate a safe and suitable access can be achieved. Minor works may be required to extend existing footway and street lighting. Public Right Of Way runs through the site, this must be kept clear of any obstruction until such time as an alternate route has been provided and confirmed by order. This site cannot be viewed in isolation and a comprehensive development brief for the area needs to be produced. This will enable cumulative impacts to be considered and for arrangements to secure funding for strategic infrastructure improvements to be developed.

Conclusion

The prominent site is detached from the settlement and has a poor relationship with the existing built form. It would further erode the important gap between Thirsk and Northallerton. The eastern part of the site is proposed for development with options for retail, hotel, visitor services, and housing. The Strategic Flood Risk Assessment indicates that the flood risk may increase and consideration should be given to the withdrawal of the site. **Not a preferred site**.



Picture 15 ALT/T/152/020

Question 13

Do you agree that site ALT/T/152/020 is not suitable for development and the reasons given? If not please explain why. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

5.2 Sowerby

Site 14

Site Reference	ALT/T/139/018
Parish	Sowerby
Address	Land adjacent to the York Road Roundabout/A170, Thirsk, North Yorkshire
Current Use	Agricultural
Proposed Use	Housing
Area (ha)	2.17
Indicative Yield	Up to 50

Commentary

Environmental

Loss of greenfield site

Loss of grade 3b agricultural land

Site within North Yorkshire Green Infrastructure Corridor

Site within Sand and Gravel and Clay Mineral Safeguarding Area.

The site is also within 500m from site proposed for Waste Facility Safeguarding.

The site is within 500 metres of a Site of Importance for Nature Conservation.

The site is located next to a round-about for the A168/A170/A19. This is a busy road and industrial area so noise mitigation may need to be considered.

There is archaeological potential, further investigation would be required.

Connectivity

There is a Public Right of Way to the north of the site. There is a footway to the west of the site which connects the site to the centre of Thirsk, although pedestrians would need to cross a busy road. There are limited opportunities to create new links.

Impact on character and form

The site is prominent in views towards the settlement from York (A19/A170) and is visible from the A168. The area is open in character and the Settlement Character study (2016) identifies this area as forming part of the area of high landscape and historic value and identifies historic strip fields. The site does not relate well to the existing form and character of the settlement. Development at this location would have an impact on the character and form of the settlement.

Impact on historic assets

This site lies less than 100 metres from the boundary of the Thirsk and Sowerby Conservation Area. The loss of this open area and its subsequent development could harm elements which contribute to the significance of the Conservation Area.

Flooding

Whilst the site is not presently within Flood zone 3, the Strategic Flood Risk Assessment states that the flood risk in parts of the development footprint currently within Flood Zone 2 could potentially increase to Flood Zone 3 magnitudes in future due to climate change. The Strategic Flood Risk Assessment indicates that a site specific Flood Risk Assessment is required.

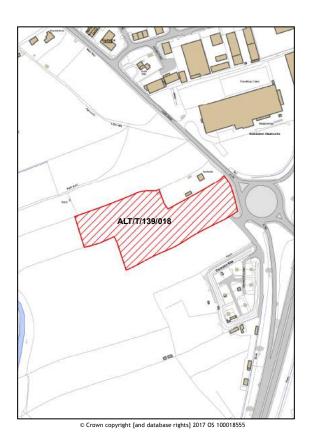
ALT/T/139/018

Highways

There does not appear to be sufficient frontage onto A170 York Road to enable an access of acceptable standard to be formed onto the public highway, joint North Yorkshire County Council and Highways England site. Any access would be too close to the existing A19/A168 roundabout to form a safe access. Major junction alteration would be required. Developer would need to demonstrate that a safe and suitable access could be achieved.

Conclusion

This is a prominent location which does not relate well to the existing form and character of the settlement. Highways have indicated that there is not sufficient frontage to form an acceptable access. The site is within an sensitive area near to a Site of Importance for Nature Conservation. The loss of the area could harm elements which contribute to the significance of the conservation area. **Not a preferred site**



Picture 16 ALT/T/139/018

Question 14

Do you agree that site ALT/T/139/018 is not suitable for development and the reasons given? If not please explain why. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

Site Reference	ALT/T/139/019/E
Parish	Sowerby
Address	Land Adjacent to the York Road Roundabout/A170, Thirsk, North Yorkshire
Current Use	Agricultural
Proposed Use	Employment
Area (ha)	2.17
Indicative Yield	n/a

Commentary

Environmental

Loss of greenfield site

Loss of grade 3b agricultural land

Site within North Yorkshire Green Infrastructure Corridor

Site within Sand and Gravel and Clay Mineral Safeguarding Area.

The site is also within 500m from site proposed for Waste Facility Safeguarding.

The site is within 500 metres of a Site of Importance for Nature Conservation.

Natural England note site is within 7km of the North York Moors Site of Special Scientific Interest. Natural England note concern if general combustion processes >50MW energy input.

Proposed use on site is employment. This would be in proximity to residents of the neighbouring site and could impact on amenity of existing residents.

There is archaeological potential, further investigation would be required.

Connectivity

There is a Public Right of Way to the north of the site. There is a footway to the west of the site which connects the site to the centre of Thirsk, although pedestrians would need to cross a busy road. There are limited opportunities to create new links.

Impact on character and form

The site is prominent in views towards the settlement from York (A19/A170) and is visible from the A168. The area is open in character and the Settlement Character study (2016) identifies this area as forming part of the area of high landscape and historic value and identifies historic strip fields. The site does not relate well to the existing form and character of the settlement. Development at this location would have an impact on the character and form of the settlement.

Impact on historic assets

This site lies lies less than 100 metres from the boundary of the Thirsk and Sowerby Conservation Area. The loss of this open area and its subsequent development could harm elements which contribute to the significance of the Conservation Area.

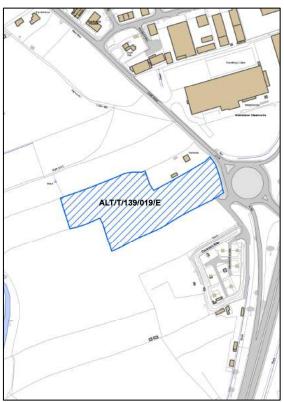
Flooding

Whilst the site is not presently within Flood zone 3, the Strategic Flood Risk Assessment states that the flood risk in parts of the development footprint currently within Flood Zone 2 could potentially increase to Flood Zone 3 magnitudes in future due to climate change. The Strategic Flood Risk Assessment indicates that a site specific Flood Risk Assessment is required.

ALT/T/139/019/E

Conclusion

This is a prominent location which does not relate well to the existing form and character of the settlement. Highways have indicated that there is not sufficient frontage to form an acceptable access. The site is within an sensitive area near to a Site of Importance for Nature Conservation. The loss of the area could harm elements which contribute to the significance of the conservation area. **Not a preferred site**



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Picture 17 ALT/T/139/019/E

Question 15

Do you agree that site ALT/T/139/019/E is not suitable for development and the reasons given? If not please explain why. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

Site Reference	ALT/T/139/020
Parish	Sowerby
Address	Land Off Back Lane, OS Field 1587, Sowerby, North Yorkshire
Current Use	Agricultural
Proposed Use	Housing
Area (ha)	0.36
Indicative Yield	Up to 10 dwellings

Commentary

Environmental

Loss of greenfield site

Loss of grade 3b agricultural land

Site within North Yorkshire Green Infrastructure Corridor

Site within Sand and Gravel Mineral Safeguarding Area.

The site is just over 500 metres of a Site of Importance for Nature Conservation.

There may be archaeological potential, there are events points opposite the site. This may require further investigation.

Connectivity

There is a Public Right of Way along the western boundary of the site connecting to the wider Public Right of Way network. There is a footway on Back Lane on the opposite side of the

There may be some scope to create an additional link from Back Lane to the Public Right of Way which runs along the eastern boundary.

Impact on character and form

Development to the north and east of the site is visible in views towards the settlement when approaching on the A168, but sensitive design would reduce the impact of built development, given its proximity and relationship with the existing built form. The eastern end of the site is adjacent to built development (development limits) and the north western side of the site is in close proximity to existing built development. The site is located within historic strip fields as identified in Settlement Character Study (2016) and adjoins the Thirsk and Sowerby Conservation Area. Development in this location has the potential to impact upon the setting of the Conservation Area and has the potential to impact on the character and form of the settlement but careful design could mitigate against the potential impact. It should be noted that the site has also been put forward for green space designation.

Impact on historic assets

This site adjoins the boundary of the Thirsk and Sowerby Conservation Area. The loss of this open area and its subsequent development could harm elements which contribute to the significance of the Conservation Area.

Flooding

ALT/T/139/020

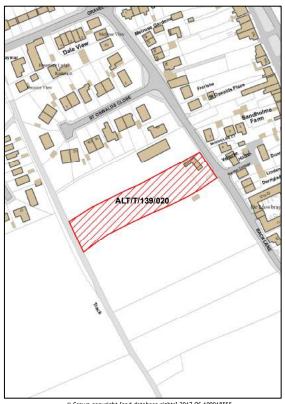
Strategic Flood Risk Assessment states site is entirely in Flood Zone 1, with minimal or no risk from surface water flooding. The Strategic Flood Risk Assessment recommends that the development may be permitted on flood risk grounds. Further investigation may be required by the developer and the council should be consulted as to whether a Flood Risk Assessment may be required.

Highways

Access is acceptable onto Back Lane. Developer to demonstrate that a safe and suitable access can be achieved. Works will be required to widen Back Lane and improve footway links. Site to be considered in conjunction with T/139/001 and T/139/007.

Conclusion

Development of this site would result in the loss of high quality agricultural land and remnant strip fields and could impact upon the setting of the Conservation Area. However, the small scale loss has to be balanced with the suitable location, careful consideration should be given to the layout, scale, massing and design to ensure that there is form and character of the settlement. The development of this site should be considered in conjunction with the neighbouring sites which have been considered previously. **Preferred site.**



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Picture 18 ALT/T/139/020

Question 16

Do you agree that site ALT/T/139/020 is an appropriate development site? If not, please outline your reasons. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

Site Reference	ALT/T/139/021
Parish	Sowerby
Address	Part of the Development Site at Sowerby Gateway, North of Milburn Lane, Sowerby, Thirsk
Current Use	Agricultural (part of site has planning permission for employment use)
Proposed Use	Mixed (residential and offices / light industrial)
Area (ha)	18.07
Indicative Yield	350 with 4 hectares of employment land.

Commentary

Environmental

The site is greenfield and is grade 2 agricultural land. The site already has planning permission for employment use.

Site within North Yorkshire Green Infrastructure Corridor

Site within Sand and Gravel Mineral Safeguarding Area.

Natural England indicate that the site is within 10km of North York Moors Site of Special Scientific Interest. Concern if general combustion processes >50MW energy input.

Employment component would be appropriate next to the railway/garage/commercial uses and Topcliffe Airfield further to the west. Noise attenuation will be required should residential properties be located along this boundary.

Site has archaeological potential.

Connectivity

There is a Public Right of Way to the northern tip of the site which connects to the wider Public Right of Way network including to Thirsk Train Station. There are footways to Topcliffe Road which connect the site to Thirsk Town Centre. There is potential to create a link from Topcliffe Road to Station.

Impact on character and form

The site is prominent in views towards the settlement from Topcliffe Road and A168. The south western boundary of the site is alongside the railway, consideration to noise attenuation will be required should residential properties be located along this boundary. There is an existing garage/workshop to the south eastern boundary of the site.

Impact on historic assets

No issues.

Flooding

The surface water flooding layers indicate some localised areas of surface water flooding. The Strategic Flood Risk Assessment considers that the site is entirely in Flood Zone 1 and as the site extent exceeds 1Ha, Flood Risk Assessment is required.

Highways

ALT/T/139/021

The site is part of site T/139/005 which has outline planning permission. As a change of use is sought for this area of the extant planning permission, this is likely to lead to a change in road layout and the nature and volume of traffic to that originally submitted and considered in the masterplan at outline stage. Highways indicate that the site has no direct frontage to a highway maintainable at the public expense.

Conclusion

The site is part of a current allocation with an extant permission. It is proposed to significantly reduce the level of employment land at this location and increase the level of housing provision. The employment use is compatible proximity to the railway, existing commercial premises to the south and west of the site and subject to the design layout, massing and type of employment uses bounding the residential development can be compatible and the acceptability of these uses has already been established. Further evidence would be required to support the significant reduction of employment land at this location. **Not a Preferred Site**



Picture 19 ALT/T/139/021

Question 17

Do you agree that site ALT/T/139/021 is not suitable for development and the reasons given? If not please explain why. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

Site Reference	ALT/T/139/025
Parish	Sowerby
Address	Land On The South Side Of Saxty Way, Sowerby, North Yorkshire
Current Use	Grass land (the site contains some residential gardens)
Proposed Use	Housing
Area (ha)	0.63
Indicative Yield	Around 10

Commentary

Environmental

Some loss of grade 3b agricultural land

Site within North Yorkshire Green Infrastructure Corridor.

The site is within a minerals safeguarding area for sand and gravel.

Connectivity

There is a footway to Saxty Way. Due to the scale and location of the site there is little opportunity to create new links.

Impact on character and form

The site is not prominent in significant views towards the settlement. The site is set behind existing residential properties. The site is adjacent to existing residential development and so would fit well with existing built form. However, loss of this green space could impact on character of area. It should be noted that the potential designation for green space of the site is considered in the Settlement Character Study (2016)

Impact on historic assets

No issues.

Flooding

The surface water flooding maps indicate that the north western corner is liable to surface water flooding. Strategic Flood Risk Assessment states the site is entirely in Flood Zone 1, but with significant risk from surface water flooding. Development could be permitted subject to a site specific flood risk assessment.

Highways

Access is available onto Saxty Way. Works will be required to improve Saxty Way. The site should be considered alongside other sites in this location.

Conclusion

The site relates well to the existing form and character of the settlement, however development of this site could lead to the loss of an important greenspace. Further whilst access can be achieved it may prove difficult to achieve an acceptable scheme within the confines of the

ALT/T/139/025

reduced site boundary. There is a significant risk from surface water flooding. The site may only be capable of delivering a small amount of development not meeting the threshold for allocation. **Not a preferred site.**

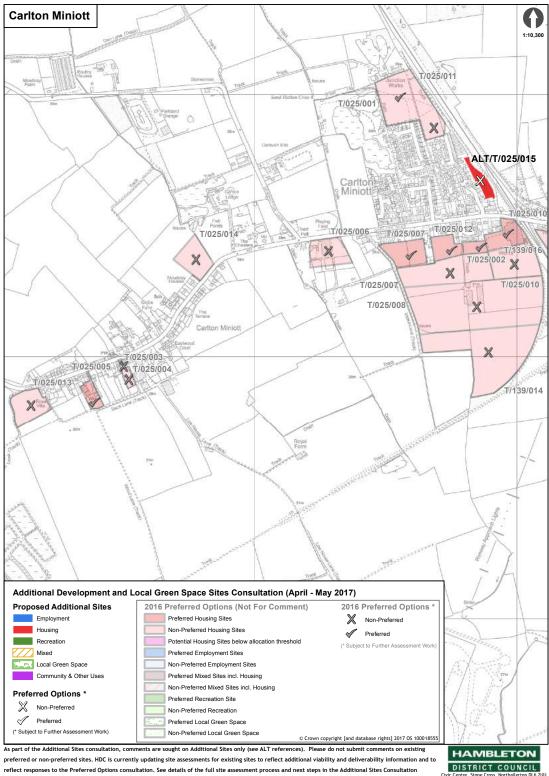


Picture 20 ALT/T/139/025

Question 18

Do you agree that site ALT/T/139/025 is not suitable for development and the reasons given? If not please explain why. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

Carlton Miniott



 $Document, \textit{More detailed mapping can be viewed at www.hambleton.gov.uk/localplan.\,Map \,not \,for \,reproduction.}$

Picture 21 Carlton Miniott

Site Reference	ALT/T/025/015
Parish	Carlton Miniott
Address	Land at Station Works, Carlton Miniott, Thirsk, North Yorkshire
Current Use	Commercial
Proposed Use	Housing
Area (ha)	0.62
Indicative Yield	27

Commentary

Environmental

Brownfield site

Site within North Yorkshire Green Infrastructure Corridor

Site within Sand and Gravel Mineral Safeguarding Area.

Proximity to Thirsk Rail station to the south east and railway line to the north eastern boundary so potential impact on amenity of residents. Mitigation would need to be considered.

Connectivity

There is an existing Public Right of Way to the eastern boundary connecting the site to the wider Public Right of Way network. There are footways to Coniston Way and the A61 Station Road. There is a cycle route along Station Road from the train station to Thirsk town centre. There is limited potential to create new links due to the scale and location of the site.

Impact on character and form

The site is not prominent in views from Carlton Rd/Station Rd (A61). The site will be prominent from the Public Right of Way along the eastern boundary. Redevelopment of the site is unlikely to have an impact on the form of the settlement. There would be minimal impact on the character at this location.

Impact on historic assets

The existing building has the potential to meet some of the criteria for a non-designated heritage asset. There is scope for archaeological potential on or near site.

Flooding

The Strategic Flood Risk Assessment states the site is entirely within Flood Zone 1, with minimal or no risk from surface water flooding and indicates that the site should be permitted on flood risk grounds subject to consultation with Local Planning Authority.

Highways

The site does not include a sufficient frontage to enable an access of acceptable standards to be formed onto the public highway.

Conclusion

This is a brownfield site, currently in employment use. The site relates well to the form and character of the settlement and is not prominent in any views towards the settlement. Part of the existing building meets some of the criteria for a non designated heritage asset. The nature

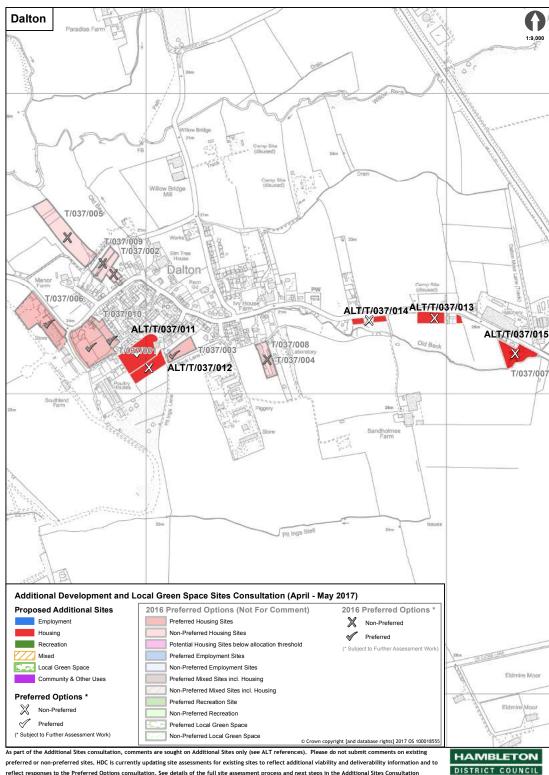
ALT/T/025/015

of any scheme would need to respond to the importance of the building. There are potential impacts to residential amenity for prospective residents due to proximity to the railway. Highways have indicated that there is not sufficient frontage to enable an acceptable access therefore there is a need to demonstrate that a suitable access acceptable to highways can be achieved. The site is not considered appropriate for development unless site promoters can demonstrate a safe and suitable access, to the development of high quality scheme that addresses the impact on a potential non designated heritage asset and residential amenity. **Not a preferred site.**

Question 19

Do you agree that site ALT/T/025/015 is not suitable for development and the reasons given? If not please explain why. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

5.4 **Dalton**



preferred or non-preferred sites. HDC is currently updating site assessments for existing sites to reflect additional viability and deliverability information and to reflect responses to the Preferred Options consultation, See details of the full site assessment process and next steps in the Additional Sites Consultation Document, More detailed mapping can be viewed at www.hambleton.gov.uk/localplan. Map not for reproduction.

Picture 22 Dalton

Site Reference	ALT/T/037/011
Parish	Dalton
Address	Land at Primrose Hill, to the South West of Dalton, Thirsk
Current Use	Agricultural
Proposed Use	Housing
Area (ha)	0.95
Indicative Yield	17

Commentary

Environmental

Loss of greenfield site

Loss of grade 2 agricultural land with some loss of grade 3b.

Site within Clay Mineral Safeguarding Area.

There are some substantial poultry houses (currently used for self storage) to the south west of the site with potential for noise or smell to impact on new residents.

Connectivity

There is a Public Right of Way to the north of the site connecting Primrose Hill to Chapel Row. There is a footway to Pit Ings Lane and Primrose Hill. Given the scale and location of the site there is limited opportunity to create new links.

Impact on character and form

The site is not prominent in significant views towards the settlement. Development of the whole site would have a limited impact on the form of the settlement.

Impact on historic assets

No issues.

Flooding

Strategic Flood Risk Assessment states site is entirely in Flood Zone 1, with minimal or no risk from surface water flooding and indicates that the site should be permitted on flood risk grounds subject to consultation with Local Planning Authority. The Surface flood maps do not indicate that the site is liable to surface water flooding. It should be noted that the flood maps indicate that the bottom of Pit Ings Lane is liable to flooding and is within Flood Zone 3 and 3b.

Highways

Access is available onto Primrose Hill. Developer to demonstrate that a safe and suitable access can be achieved particularly in relation to the proximity of Primrose Hill/ Pit Ings Lane junction.

Conclusion

Development of the site would lead to the loss of some Grade 2 agricultural land. However the site relates reasonably well to existing development and would have a limited impact on the character and form of the settlement. Access is achievable. Although the site is within flood

Site Reference ALT/T/037/011

zone 1. Pit Ings is within Flood Zone 3. There would be a need to demonstrate that a safe access and egress can be made during in periods of flooding. Subject to the consideration of safe access and egress during flooding events in Dalton this site could be suitable. **Preferred Site**.

Question 20

Do you agree that site ALT/T/037/011 is an appropriate development site? If not, please outline your reasons. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

Site Reference	ALT/T/037/012
Parish	Dalton
Address	Land at Pit Ings Lane, Opp Rose Cottage, Dalton, Thirsk, YO7 3HA
Current Use	Agricultural
Proposed Use	Housing
Area (ha)	0.52
Indicative Yield	10

Commentary

Environmental

Loss of greenfield site

Loss of grade 2 agricultural land

Site within Sand and Gravel Mineral Safeguarding Area.

There are some substantial poultry houses to the south west of the site which may impact on new residents.

Connectivity

There are footways to Pit Ings Lane. The road ends at the northern corner of the site. There is a Public Right of Way off Primrose Hill. Given the scale and location of the site there are limited opportunities to create new links.

Impact on character and form

The would be prominent in significant views towards the settlement from the Public Right of way to the south. The site is outside but near to the development limits. A development of the proposed scale in this location would extend the village into the countryside beyond the existing built form of the village. There is no natural boundary to the site. If considering neighbouring proposals to the settlement, it would have limited impact on form and character however when considering the site in isolation the site would be 'isolated'. The scale of development at this location would need to be considered in the context of the neighbouring proposals, if developed, to ensure that there is not a negative impact on the character of the area.

Impact on historic assets

No issues.

Flooding

Strategic Flood Risk Assessment states site is entirely in Flood Zone 1, with minimal or no risk from surface water flooding and indicates that the site should be permitted on flood risk grounds subject to consultation with Local Planning Authority. The Surface flood maps do not indicate that the site is liable to surface water flooding. It should be noted that the flood maps indicate that the bottom of Pit Ings Lane is liable to flooding and is within Flood Zone 3 and 3b.

Highways

ALT/T/037/012

Access is available onto Pit Ings Lane, widening would be required to enable an access of acceptable standards. Works required to extend existing footway and street lighting. Developer to demonstrate that a safe and suitable access can be achieved. Site to be considered in conjunction with site reference T/037/003 and ALT/T/025/015.

Conclusion

A development of the proposed scale in this location would form a fairly logical extension if all the neighbouring sites were developed. However when viewed in isolation, the site would be isolated and would have an impact on the form of the settlement. Access is achievable. Consideration needs to be given to the overall scale of development within this settlement and the development of this site should be considered in conjunction with the neighbouring site. Although the site is within flood zone 1. Pit Ings is within Flood Zone 3 and 3b. There would be a need to demonstrate that a safe access and egress can be made during in periods of flooding. Subject to the consideration of safe access and egress during flooding events in Dalton this site could be suitable. **Not a Preferred Site.**

Question 21

Do you agree that site ALT/T/037/012 is not suitable for development and the reasons given? If not please explain why. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

Site Reference	ALT/T/037/013
Parish	Dalton
Address	Plot 1 Adjacent to Benvick House, Plot 2 Adjacent to White Gables, Dalton Moor, Dalton
Current Use	Grass and arable
Proposed Use	Housing
Area (ha)	0.43
Indicative Yield	10

Commentary

Environmental

Loss of greenfield site

Loss of grade 2 agricultural land

Site within Brick Clay Mineral Safeguarding Area.

Connectivity

There is no Public Right of Way adjoining the site. There is a footway along the highway on the opposite side of the road which extends towards Dalton but there are stretches along the route without a footway. There is limited potential to create new links given the scale and location of the site.

Impact on character and form

The site is prominent in views along the route towards Dalton. Due to the distance from Dalton and the tree coverage towards Dalton, the existing settlement is not prominent from the site. The site is distant from the settlement of Dalton and does not relate well to the existing form. There are three dwellings at this location, and significant additional development would have an impact on the character surrounding the site.

Impact on historic assets

No issues.

Flooding

Strategic Flood Risk Assessment states site is entirely in Flood Zone 1, with minimal or no risk from surface water flooding and indicates that the site should be permitted on flood risk grounds subject to consultation with Local Planning Authority. The Surface flood maps do not indicate that the site is liable to surface water flooding.

Highways

The developer would need to be able to prove that a safe suitable access to North Yorkshire County Council highway design standards with appropriate visibility splays could be achieved onto C99.

Conclusion

Site Reference ALT/T/037/013

This site is remote from the existing settlement and would lead to further sporadic development along the route towards Dalton. Development of the site would lead to a loss of Grade 2 agricultural land in an unsuitable location. **Not a preferred site.**

Question 22

Do you agree that site ALT/T/037/013 is not suitable for development and the reasons given? If not please explain why. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

Site Reference	ALT/T/037/014
Parish	Dalton
Address	Plot 1 to the Right of Rose Lea, Plot 2 to the Left of Rose Lea, Dalton
Current Use	Grass and arable
Proposed Use	Housing
Area (ha)	0.19
Indicative Yield	10

Commentary

Environmental

Loss of greenfield site

Loss of grade 2 agricultural land

Site within Brick Clay Mineral Safeguarding Area.

Connectivity

There is a Public Right of Way near the site, on the opposite side of the road. There is a footway on the opposite site of the road which connects the site to Dalton, however there are sections along the route where there is no footway. Due to the scale and size of the site there is a limited opportunity to provide new links.

Impact on character and form

The site is prominent in views along the route towards Dalton. Due to the separation from Dalton and the tree coverage towards Dalton, the existing settlement is not prominent from the site.

The site is not connected to the settlement of Dalton and does not relate well to the existing form. There are two dwellings at this location, and significant additional development would have an impact on the character surrounding the site.

Impact on historic assets

The site is within the consultation buffer zone for a listed building.

Flooding

Strategic Flood Risk Assessment states that 10% or more of the site lies within Flood Zone 3a. The flood risk in parts of the development footprint currently within Flood Zone 2 could potentially increase to Flood Zone 3 magnitudes in future due to climate change. The Strategic Flood Risk Assessment recommends that the Exception Test would be required because the development lies wholly or partially within Flood Zone 3a. Surface water mapping shows the northern part of the eastern side of the site is susceptible to surface water flooding.

Highways

Access is available onto C99. Developer to demonstrate that a safe and suitable access can be achieved.

Conclusion

ALT/T/037/014

This site is remote from the existing settlement and would lead to further sporadic development along the route towards Dalton. Development of the site would lead to a loss of Grade 2 agricultural land in an unsuitable location. Whilst an access can be achieved the site is subject to flood risk the western parcel within floodzone 2 and 3 and the eastern parcel liable to surface water flooding. The site is below 0.2 hectares the threshold for allocation. **Not a preferred site**.

Question 23

Do you agree that site ALT/T/037/014 is not suitable for development and the reasons given? If not please explain why. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

Site Reference	ALT/T/037/015
Parish	Dalton
Address	Land Surrounding The Moor & Pheasant Public House, Dalton Moor, Dalton, Thirsk, North Yorkshire
Current Use	Public House with 13 static caravans and 3 touring caravans to rear of site
Proposed Use	Housing (retaining existing Public house)
Area (ha)	0.61
Indicative Yield	5

Commentary

Environmental

Small loss of greenfield (majority of site is previously developed land)

Small loss of grade 2 agricultural land

Site within Brick Clay Mineral Safeguarding Area.

There is a large commercial unit opposite the site, this could potentially create noise.

Connectivity

Public Right of Way on opposite side of road to site. Site fronts onto highway but no pavements at this point. No cycle route evident. The site is disconnected from pavement network in Dalton. Due to the scale and location there is little potential for new links.

Impact on character and form

The site is remote from the settlement. There is existing development on the site. The existing landscaping limits the views of the entire site on the approach. Residential development in this location would be disconnected from the settlement. New residential development would have an impact on the character of the area.

Impact on historic assets

No issues.

Flooding

The eastern / southern edge of the site is in flood zone 2 and 3 and is susceptible to surface water flooding. The Strategic Flood Risk Assessment states that 10% or more of the site lies within Flood Zone 3a. Note that the flood risk in parts of the development footprint currently within Flood Zone 2 could potentially increase to Flood Zone 3 magnitudes in future due to climate change. An Exception Test would be required.

Highways

Access is available onto C99. Minor works may be required to extend existing footway to serve the site. Developer to demonstrate that a safe and suitable access can be achieved.

Conclusion

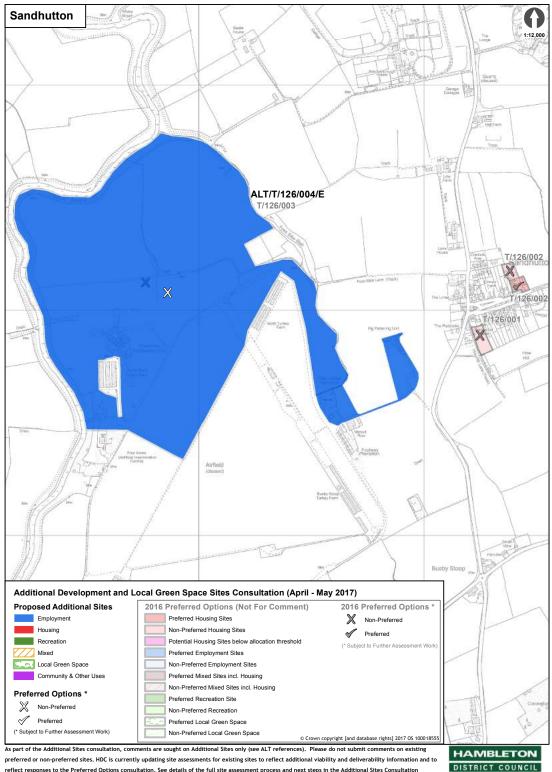
Site Reference ALT/T/037/015

The site is remote from the settlement, with limited connectivity to Dalton and limited potential to improve the links. Part of the site is subject to flood risk and an Exception Test is required. **Not a Preferred Site**.

Question 24

Do you agree that site ALT/T/037/015 is not suitable for development and the reasons given? If not please explain why. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

5.5 Sandhutton



reflect responses to the Preferred Options consultation. See details of the full site assessment process and next steps in the Additional Sites Consultation $Document, \textit{More detailed mapping can be viewed at www.hambleton.gov.uk/localplan, \textit{Map not for reproduction.}}\\$

Picture 23 Sandhutton

Site Reference	ALT/T/126/004
Parish	Sandhutton
Address	
Current Use	Agricultural/Some employment uses
Proposed Use	Parcels of employment use.
Area (ha)	
Indicative Yield	tbc

Commentary

Environmental

The eastern part of the site that is proposed for further development is within the middle consultation zone on The TRANSCO pipeline.

Western site within grade 3 agricultural land eastern part Grade 2 agricultural land

Site falls within both the sand and gravel and Brick clay safeguarding boundaries. Within the boundary of the site, there is an existing waste facility which has been proposed for safeguarding with the Minerals and Waste Joint Plan.

The site is within the green infrastructure corridor.

Connectivity

There are public rights of way along the western boundary of the site and through the site, east to west connecting the site with Sandhutton and the wider public right of way network.

Impact on character and form

The site and the surrounding area are on level low lying land. There are distant views into the site from A61, Holme and parts from the A167. Expansion or intensification of the existing developed areas could be visible. The wider site is a substantial site which is detached from the existing settlement, the proposed areas of development are dispersed within the site. Additional development of the site, or intensification of use of parts of the site will have an impact on character and form.

Impact on historic assets

This site lies close to the Sandhutton Conservation Area. Loss of this site and its subsequent development could harm elements which contribute to the significance of this area. There are a number of Grade II Listed Buildings in the vicinity of this area including The Manor House at Holme which is only metres from the edge of this site. The loss of this open area and its subsequent development could harm elements which contributes to their significance

Flooding

The northern, western and eastern edges of the wider site are within Flood Zone 3. The Strategic Flood Risk Assessment indicates that A large portion of this area is within the Functional Floodplain. Further, the flood risk in parts of this area which are currently within FZ2 may increase to FZ3 magnitudes in future due to climate change. The Strategic Flood Risk Assessment indicates that consideration should be given to the withdrawal of the site. The areas of the site to be considered for development are presently within Flood Zone 1. The western most areas are near to areas of land within Flood Zone 3

ALT/T/126/004

Highways

The site has no direct connection/frontage to a highway maintainable at the public expense.

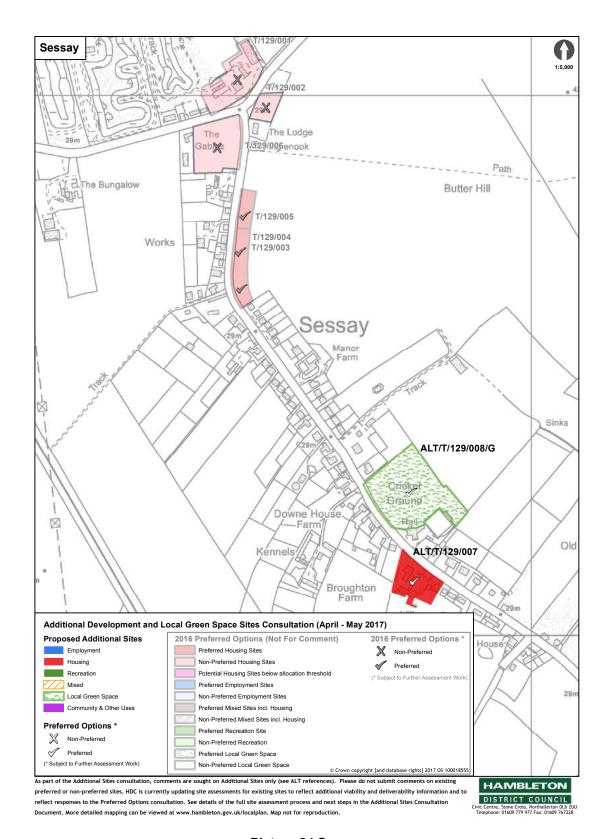
Conclusion

This is a substantial site that is detached from the existing settlement. Development of the whole site for employment use would have an impact on character and form. It is acknowledged that only parcels within this larger area are being promoted for development and these are within Flood Zone 1. It would not be appropriate to develop the whole site. Limited development may be acceptable subject to accordance with the Local Plan policies. The preferred options policy seek to establish criteria base policies that support rural diversification and rural employment some employment development. It is not appropriate to allocate the whole site for development and it is not considered necessary to allocate smaller parcels within the larger site for employment development because the current preferred options policy would support limited rural diversification and rural employment subject to a range of criteria. **Not a preferred site.**

Question 25

Do you agree that site ALT/T/126/004 is not suitable for development and the reasons given? If not please explain why. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

5.6 Sessay



Picture 24 Sessay

Site Reference	ALT/T/129/007
Parish	Sessay
Address	Village Farm, Main Street, Sessay, North Yorkshire, YO7 3BE
Current Use	Unoccupied bungalow, range of traditional and modern farm buildings
Proposed Use	Housing
Area (ha)	0.59
Indicative Yield	5

Commentary

Environmental

Loss of grade 2 agricultural land (however, the site is predominantly occupied by agricultural buildings).

Site within Sand and Gravel and Clay Mineral Safeguarding Area.

Pilmoor Site of Special Scientific Interest within 2km of site. Natural England state concern if discharge of water/liquid waste to ground/surface water is more than 5m³/day.

Sessay Wood (Site of Importance for Nature Conservation) is to the south of the site.

Connectivity

There is a Public Right of Way on the opposite site of the road to the northern corner of the site. This connects to the wider Public Right of Way network. There is a footway on the opposite site of the road. There is limited potential to create new links given the scale and location of the site.

Impact on character and form

The site is located within the village, though it is acknowledged that the majority of the site is outside development limits. Views of the site from the south of the village are limited due to the existing landscaping, though the roofs of the agricultural buildings are visible from the south. The site is located within the village. Although it is acknowledged that the majority of the site is outside development limits, it does relate well to the form of the settlement. The loss of the agricultural buildings will impact on the character of the area. Careful consideration should be given to the design and layout of any development.

Impact on historic assets

The site is not within an existing Conservation Area. A conservation area is being considered within the village however this has not been through any formal consultation at time of site assessment. The barn and attached horse engine house at the centre of this site are Grade II Listed. The loss of the open areas and the existing farm buildings and their subsequent development could affect elements which contribute to the significance of this building.

Flooding

Strategic Flood Risk Assessment states that the site is entirely in Flood Zone 1, with minimal or no risk from surface water flooding and indicates that the site should be permitted on flood risk grounds subject to consultation with Local Planning Authority. The surface water flood maps indicate a limited part of the site to the boundary with the highway is liable to surface water flooding.

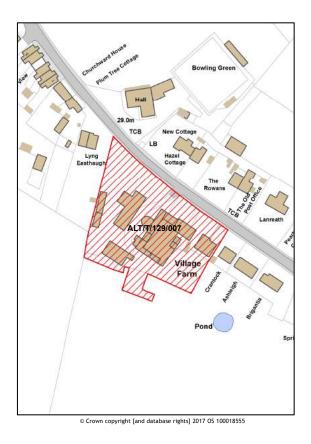
ALT/T/129/007

Highways

Access is available onto Sessay Garth, localised widening may be required. The developer would need to demonstrate a safe and suitable access can be achieved.

Conclusion

The site would form a logical location for development it relates well to the existing form of the settlement and access is achievable. Loss of the agricultural buildings would have an impact on the character of the area but this could be mitigated through careful consideration of the design and layout of the scheme and the Grade II listed Building should be retained. **Preferred Site**

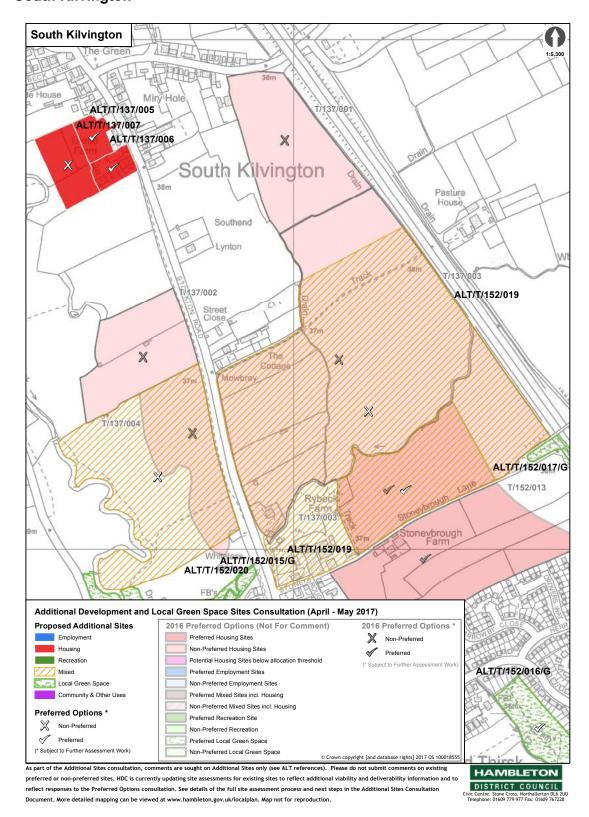


Picture 25 ALT/T/129/007

Question 26

Do you agree that site ALT/T/129/007 is an appropriate development site? If not, please outline your reasons. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

5.7 South Kilvington



Picture 26 South Kilvington

Site Reference	ALT/T/137/005
Parish	South Kilvington
Address	Glebe Farm Site 1, Land North of Glebe Farm, South Kilvington, North Yorkshire
Current Use	Agricultural
Proposed Use	Housing
Area (ha)	0.48
Indicative Yield	12 - 16

Commentary

Environmental

Loss of greenfield site

Loss of grade 2 agricultural land

Site within North Yorkshire Green Infrastructure Corridor

Site within Sand and Gravel Mineral Safeguarding Area.

Connectivity

There is a Public Right of Way further to the west of the site, beyond the neighbouring site. There is a footway to Stockton Road connecting the site to the village and to Thirsk. Due to the scale and location of this site there is limited opportunity to create new links to the existing Public Right of Way.

Impact on character and form

The entrance to the site is located within the settlement. The site is not prominent in views towards the settlement when approaching from Stockton Road. The site is prominent from the Public Right of Way to the west of the site due to the topography.

The site entrance is located within the settlement. Development at this end of the village is linear in nature, though there are some examples of limited back land development adjacent to the sites northern boundary. Development of the site would have some impact on the form and character of the settlement.

Impact on historic assets

The site is within Historic England's Consultation Zone for St Wilfrid's Parish Church, Stockton Road, Thirsk.

Flooding

Strategic Flood Risk Assessment states site is entirely in Flood Zone 1, with minimal or no risk from surface water flooding and indicates that the site should be permitted on flood risk grounds subject to consultation with Local Planning Authority. The surface water flooding maps indicate area to the north western part of the site is liable to surface water flooding.

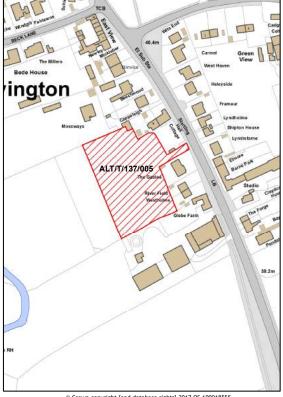
Highways

Access may be available on A61 Stockton Road should it be demonstrated there is sufficient frontage to enable an access of acceptable standards to be formed onto the public highway and visibility criteria can be met. To be considered with site ref ALT/T/137/006.

ALT/T/137/005

Conclusion

Development of the site would result in the loss of some Grade 2 agricultural land. Access to this site may be able to be achieved but should be considered in relation to site ALT/T/137/006. The site is visible in views towards the settlement from the Public Right of Way. It is not prominent from Stockton Road. Whilst Development is generally of linear nature at this location development to the north departs from this linear nature. Careful consideration to the access, layout, scale, massing, density and design could mitigate against the impact ensuring that the resultant scheme respects the local form and character. Development of this site should be considered in conjunction with the development of site ALT/T/137/006 to ensure appropriate phasing and access arrangements. The proposed yield should be reduced. Preferred site



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Picture 27 ALT/T/137/005

Question 27

Do you agree that site ALT/T/137/005 is an appropriate development site? If not, please outline your reasons. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

Site Reference	ALT/T/137/006
Parish	South Kilvington
Address	Glebe Farm Site 2, Glebe Farm, Stockton Road, South Kilvington, North Yorkshire
Current Use	Predominantly agricultural buildings plus single residential dwelling
Proposed Use	Housing
Area (ha)	0.49
Indicative Yield	10 - 15

Commentary

Environmental

Loss of grade 2 agricultural land (however, the site is predominantly occupied by agricultural buildings).

Site within North Yorkshire Green Infrastructure Corridor

Site within Sand and Gravel and Clay Mineral Safeguarding Area.

Connectivity

There is a Public Right of Way further to the west of the site, beyond the neighbouring site. There is a footway to Stockton Road connecting the site to the village and to Thirsk. Due to the scale and location of this site there is limited opportunity to create new links to the existing Public Right of Way.

Impact on character and form

The existing tree coverage on Stockton Road, and the existing landscaping to the sites southern boundary limit the views of the site on the approach to the settlement until you enter the 30 MPH zone. The roofs of the agricultural buildings are visible. The site is visible from the Public Right of Way to the west of the site. The southern part of the site is dominated by the existing agricultural buildings. Loss of these buildings would have some impact on the character of the settlement. Careful consideration of the scale and layout of any new development would be required to limit potential impact on the form of the settlement.

Impact on historic assets

The site is within the Historic England's Consultation Zone for St Wilfrid's Parish Church, Stockton Road, Thirsk.

Flooding

Strategic Flood Risk Assessment states site is entirely in Flood Zone 1, with minimal or no risk from surface water flooding and indicates that the site should be permitted on flood risk grounds subject to consultation with Local Planning Authority. The surface water flooding maps indicate that parts of Stockton Road adjacent to the site are liable to surface water flooding.

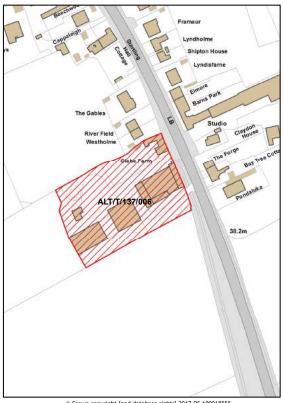
Highways

Access could be achieved on A61 Stockton Road. Developer to demonstrate a safe and suitable access can be achieved. Site to be considered in conjunction with Site reference ALT/T/137/005.

Site Reference	ALT/T/137/006
Site Keierence	ALI/1/13//000

Conclusion

The site is not prominent in views towards the settlement due to the existing tree coverage. The site relates reasonably well to the existing settlement and contains existing residential and agricultural buildings. Access can be achieved and there is minimum floodrisk. Careful consideration should be given to the design layout, scale, density, and massing of development in order to ensure that development is in keeping with the form and character of the settlement and consider retention and conversion of some of the existing buildings to reduce impact on character. Development of this site should be considered in conjunction with the development of site ALT/T/137/005 to ensure appropriate phasing and access arrangements. The proposed yield should be reduced. Preferred Site



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Picture 28 ALT/T/137/006

Question 28

Do you agree that site ALT/T/137/006 is an appropriate development site? If not, please outline your reasons. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

Site Reference	ALT/T/137/007
Parish	South Kilvington
Address	Glebe Farm Site 3, Land West of Glebe Farm, South Kilvington, North Yorkshire
Current Use	Agricultural
Proposed Use	Housing
Area (ha)	1.17
Indicative Yield	25 - 30

Commentary

_

Environmental

Loss of greenfield site

Loss of grade 2 agricultural land

Site within North Yorkshire Green Infrastructure Corridor

Site within Sand and Gravel Mineral Safeguarding Area.

Connectivity

There is a Public Right of Way to the west of the site, beyond the neighbouring site. There is a footway to Stockton Road connecting the site to the village and to Thirsk. The site would only have direct connection to Stockton Road through ALT/T/137/006 and ALT/T/137/005.

There may be potential to provide an additional connection to the Public Right of Way from Stockton Road through the neighbouring proposed sites.

Impact on character and form

The site would be visible from Stockton Road, Views into the site would be limited in places due to the existing hedgerow and tree coverage. The site would be prominent from the PROW to the rear of the site. Development at this scale would impact on the character and form of the settlement at this location.

Impact on historic assets

The site is within the Historic England's Consultation Zone for St Wilfrid's Parish Church, Stockton Road. Thirsk.

Flooding

The site is not within Flood Zone 3. A small part (less than 1%) of the site is within Flood Zone 2. The Strategic Flood Risk Assessment states that the flood risk in parts of the development footprint currently within Flood Zone 2 could potentially increase to Flood Zone 3 magnitudes in future due to climate change. The Strategic Flood Risk Assessment indicates that development could be permitted subject to Flood Risk Assessment.

Highways

The site has no direct connection/frontage to a highway maintainable at the public expense. If considered with site ref ALT/T/137/006, access could be achieved onto A61 Stockton Road.

Conclusion

ALT/T/137/007

The development of the site would not relate well to the existing form and character of the settlement and would result in the loss of Grade 2 agricultural land. The site is prominent from the Public Right of Way. The site has no direct connection to a highway. **Not a preferred site**

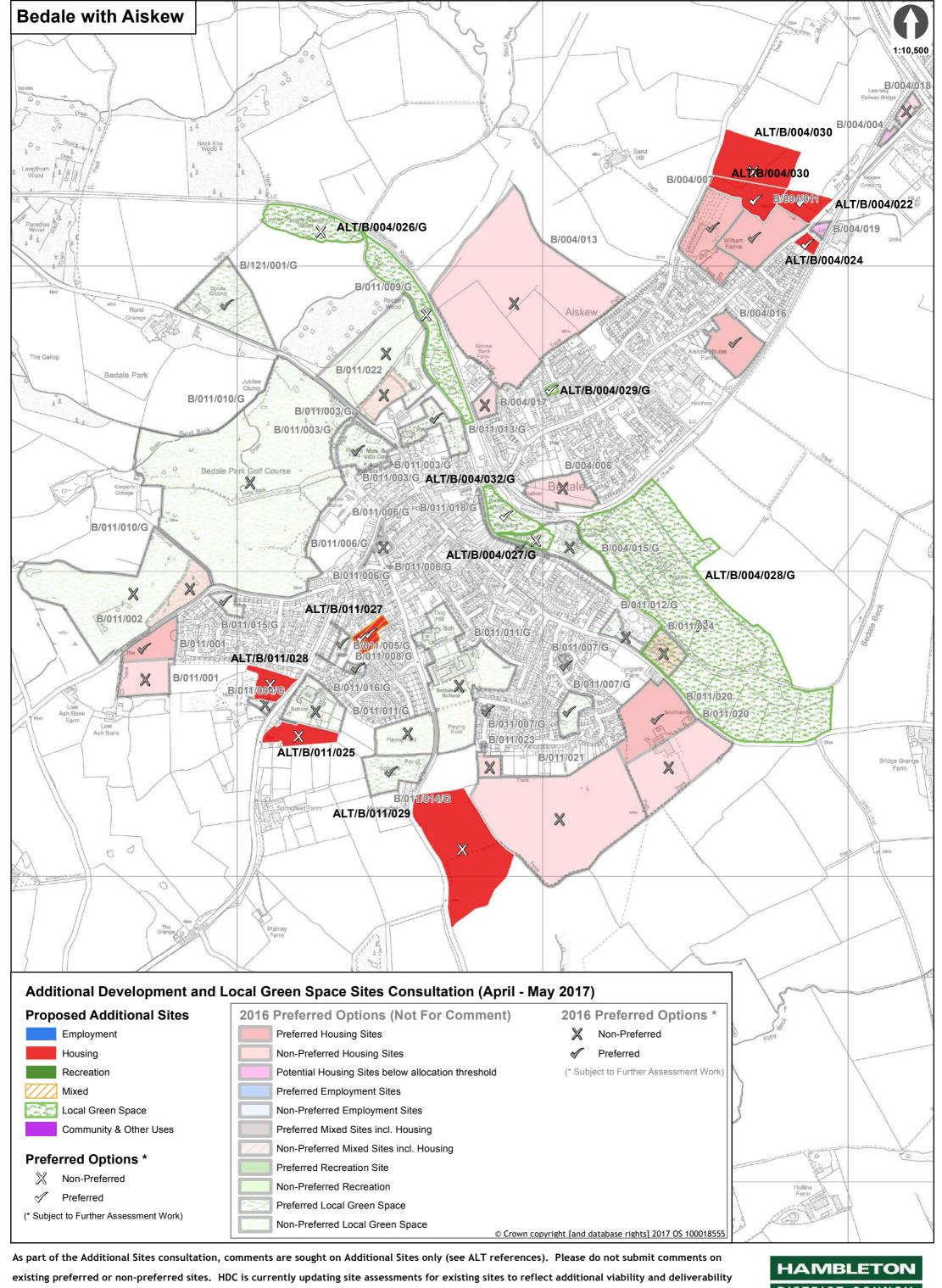


Picture 29 ALT/T/137/007

Question 29

Do you agree that site ALT/T/137/007 is not suitable for development and the reasons given? If not please explain why. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?





information and to reflect responses to the Preferred Options consultation. See details of the full site assessment process and next steps in the Additional Sites Consultation Document. More detailed mapping can be viewed at www.hambleton.gov.uk/localplan. Map not for reproduction.



Telephone: 01609 779 977 Fax: 01609 767228

6.1 Bedale

Site 30

Site Reference	ALT/B/011/025
Parish	Bedale
Address	Land Adjacent to Masham Road, South of Mowbray School, Bedale, North Yorks, DL8 2SD
Current Use	Grazing
Proposed Use	Housing
Area (ha)	1.38
Indicative Yield	40 plus

Commentary

Environmental

Loss of greenfield site

Loss of Grade 3b agricultural land with some loss of grade 2

Site within North Yorkshire Green Infrastructure Corridor

Sand and Gravel, Limestone and Building Stone Mineral Safeguarding Area

Connectivity

There are no pavements on Masham road to which the site fronts on to. No Public Right of Way in vicinity. There is a national cycle route along Burrill road, north of the site. The site currently has poor pedestrian connectivity to the settlement. Potential to improve links is limited as site is disconnected form main built form of settlement.

Impact on character and form

The site is prominent in significant views towards the settlement when approaching from the south on Masham Road. Development of this site would result in loss of open countryside which is currently prominent in views towards the settlement.

The site does not relate well to the existing built form and character of the settlement.

Impact on historic assets

No issues.

Flooding

Small section within the eastern end of the site is susceptible to surface water flooding. Strategic Flood Risk Assessment states site is entirely in Flood Zone1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required. This will determine the nature and scope of any mitigation.

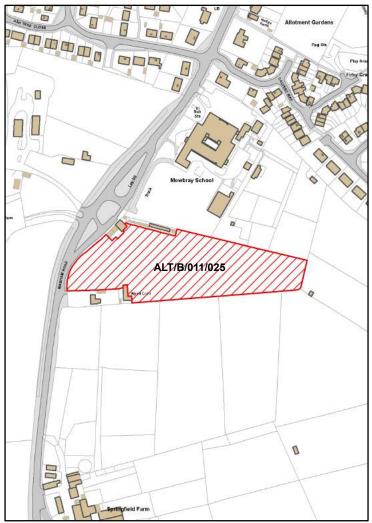
Highways

Limited frontage onto Masham Road and proximity of surrounding access points onto Masham Road would prove difficult to enable an access of acceptable standards to be formed onto the public highway. Developer to demonstrate that a safe and suitable access point could be achieved. Extension of pedestrian links to the settlement from the site would be required as well as extending the existing footway / street lighting to serve the site.

ALT/B/011/025

Conclusion

The site is prominent in significant views towards the settlement when approaching from the south on Masham Road. Development of this site would result in loss of open countryside which is currently prominent in views towards the settlement. The site does not relate well to the existing built form and character of the settlement. Limited frontage onto Masham Road and proximity of surrounding access points onto Masham Road would prove difficult to enable an access of acceptable standards to be formed onto the public highway. **Not a Preferred Site.**



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Picture 31 ALT/B/011/025

Question 30

Do you agree that site ALT/B/011/025 is not suitable for development and the reasons given? If not please explain why. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

Site Reference	ALT/B/011/026 (same site boundary as ALT/B/011/027)
Parish	Bedale
Address	Land at Grange Close, Bedale, North Yorkshire
Current Use	Grass land
Proposed Use	Proposal for housing x 9 dwellings (0.36 ha) and C2 / C2A Residential Care Home (0.33ha)
Area (ha)	0.66
Indicative Yield	9

Commentary

Environmental

Loss of greenfield site

Loss of Grade 3b agricultural land

Site within North Yorkshire Green Infrastructure Corridor

Sand and Gravel, Limestone and Building Stone Mineral Safeguarding Area

Several groups of trees protected by Tree Preservation Order within site boundary

Potential contamination but the development of the site could lead to cleaning up.

Connectivity

Site boundary does not show link to existing highway, however, agent states they are in negotiations with adjacent land owners to seek suitable access onto the public highways. If resolved, potential to link to existing pavements. Highways to advise. No cycle route evident. National cycle route runs along Burrill road which is in fairly close proximity. Public Right of Way in fairly close proximity.

Impact on character and form

Site is not prominent in significant views towards the settlement.

The site sits within the existing built form and there should be minimal impact on form and character. The site is part of an existing allocation (BH1) which is allocated for housing.

Impact on historic assets

No issues.

Flooding

No evidence of surface water flooding on mapping layers. Strategic Flood Risk Assessment states site is entirely in Flood Zone 1, with minimal or no risk from surface water flooding. The Strategic Flood Risk Assessment recommends that the development may be permitted on flood risk grounds. Further investigation may be required by the developer and the council should be consulted as to whether a Flood Risk Assessment may be required. This will determine the nature and scope of any mitigation.

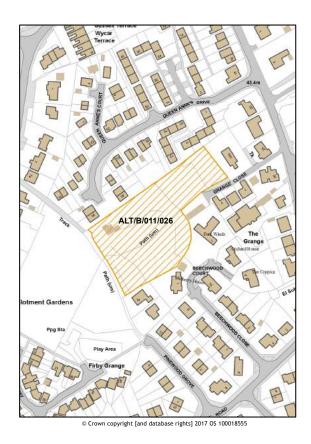
Highways

ALT/B/011/026 (same site boundary as ALT/B/011/027)

The site is part of an existing allocation (BH1) which is allocated for housing subject to vehicular access to the site being taken from Masham road through the development to the south. As presented, the site boundary does not identify access to the highway. The site promoter has commissioned an Access Feasibility Report and states that this report concludes that subject to the resolution of ransom strips and the required upgrading of the existing highways network there is a realistic prospect of access being gained to the site via either, Beechwood Close, Queen Anne's Drive or Grange Close. However, as presented, the proposed site boundary currently has no direct connection/frontage to a highway maintainable at public expense.

Conclusion

Site is not prominent in significant views towards the settlement. The site sits within the existing built form and there should be minimal impact on form and character. The site is part of an existing allocation (BH1) which is allocated for housing. The proposal encompasses only the northern part of the existing housing allocation and is proposing 9 dwellings and residential care home. The site boundary currently has no direct connection/frontage to a highway maintainable at public expense. Site promoter states they are in negotiations with adjacent land owners to seek suitable access onto the public highways. The site is preferred for residential use in line with the existing housing allocation, however as the proposal only encompasses the northern part of the existing allocation and access from this part has not yet been identified, the site is preferred subject to access being resolved. Trees protected by Tree Preservation Order are within site boundary and should be protected. **Preferred Site (for residential use, subject to access being resolved).**



Picture 32 ALT/B/011/026

Question 31

Do you agree that site ALT/B/011/026 is an appropriate development site? If not, please outline your reasons. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

Site Reference	ALT/B/011/027 (same site boundary as ALT/B/011/026)
Parish	Bedale
Address	Land at Grange Close, Bedale, North Yorkshire
Current Use	Grass land
Proposed Use	Housing
Area (ha)	0.66
Indicative Yield	17 - 19

Commentary

Environmental

Loss of greenfield site

Loss of Grade 3b agricultural land

Site within North Yorkshire Green Infrastructure Corridor

Sand and Gravel, Limestone and Building Stone Mineral Safeguarding Area

Several groups of trees protected by Tree Preservation Order within site boundary

Potential contamination but the development of the site could lead to cleaning up.

Connectivity

Site boundary does not show link to existing highway, however, agent states they are in negotiations with adjacent land owners to provide suitable access onto the public highways. If resolved, potential to link to existing pavements. Highways to advise. No cycle route evident. National cycle route runs along Burrill road which is in fairly close proximity. Public Right of Way in fairly close proximity.

Impact on character and form

Site is not prominent in significant views towards the settlement.

The site sits within the existing built form and there should be minimal impact on form and character. The site is part of an existing allocation (BH1) which is allocated for housing.

Impact on historic assets

No issues.

Flooding

No evidence of surface water flooding on mapping layers. Strategic Flood Risk Assessment states site is entirely in Flood Zone 1, with minimal or no risk from surface water flooding. The Strategic Flood Risk Assessment recommends that the development may be permitted on flood risk grounds. Further investigation may be required by the developer and the council should be consulted as to whether a Flood Risk Assessment may be required. This will determine the nature and scope of any mitigation.

Highways

The site is part of an existing allocation (BH1) which is allocated for housing subject to vehicular access to the site being taken from Masham road through the development to the south. As presented, the site boundary does not identify access to the highway. The site promoter has commissioned an Access Feasibility Report and states that this report concludes that subject

ALT/B/011/027 (same site boundary as ALT/B/011/026)

to the resolution of ransom strips and the required upgrading of the existing highways network there is a realistic prospect of access being gained to the site via either, Beechwood Close, Queen Anne's Drive or Grange Close. However, as presented, the proposed site boundary currently has no direct connection/frontage to a highway maintainable at public expense.

Conclusion

Site is not prominent in significant views towards the settlement. The site sits within the existing built form and there should be minimal impact on form and character. The site is part of an existing allocation (BH1) which is allocated for housing. The proposal encompasses only the northern part of the existing housing allocation and is proposing up to 19 dwellings. The site boundary currently has no direct connection/frontage to a highway maintainable at public expense. Site promoter states they are in negotiations with adjacent land owners to seek suitable access onto the public highways. The site is preferred for residential use in line with the existing housing allocation, however as the proposal only encompasses the northern part of the existing allocation and access from this part has not yet been identified, the site is preferred subject to access being resolved. Trees protected by Tree Preservation Order are within site boundary and should be protected. **Preferred Site (for residential use, subject to access being resolved).**



Picture 33 ALT/B/011/027

Question 32

Do you agree that site ALT/B/011/027 is an appropriate development site? If not, please outline your reasons. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

Site Reference	ALT/B/011/028
Parish	Bedale
Address	Land Adjacent to Scrap Yard, Opp Mowbray School, Masham Road, Bedale, North Yorkshire
Current Use	Agricultural
Proposed Use	Housing
Area (ha)	1.11
Indicative Yield	Around 25

Commentary

Environmental

Loss of greenfield site

Loss of Grade 3b agricultural land

Site within North Yorkshire Green Infrastructure Corridor

Limestone and Sand and Gravel and Building Stone Mineral Safeguarding Area. Note this submission area is next to an existing waste management facility which, although not safeguarded, provides an important role in the overall provision of waste management capacity in the area.

Adjacent waste management facility may present noise and odour issues.

Connectivity

There are pavements on the opposite side of Masham road to which site fronts on to. There are pavements adjacent to site at point it adjoins existing residential development, providing potential to link to existing pavement network. No Public Right of Way in vicinity. There is a national cycle route along Burrill road, north of the site. Good connectivity to town centre.

Impact on character and form

The site would be prominent on approach into the settlement, particularly as the site is currently on a gradient (sloping upwards so that part of the site is at a higher level than the highway) which could increase prominence of new development. While it is opposite Mowbray School, the school site is set at a lower level than the highway so the prominence is reduced. The development of this site would result in loss of countryside which is prominent on approach, resulting in negative impact on character of this part of settlement. The site does not fit well with the existing built form of the settlement.

Impact on historic assets

No issues.

Flooding

Mapping layers do not show evidence of surface water flooding. Strategic Flood Risk Assessment states site is entirely in Flood Zone1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required. This will determine nature and scope of mitigation.

Highways

Access is available on B6268 Masham Road. Developer to demonstrate that a safe and suitable access can be achieved. Minor works may be required to extend existing footway and street lighting to serve the site.

Site Reference ALT/B/011/0	Site Referer	nce	AL	_T/B	/011	/028
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Conclusion

The site would be prominent on approach into the settlement, particularly as the site is currently on a gradient (set higher than the highway). The development of this site would result in loss of countryside which is prominent on approach, resulting in negative impact on character of this part of settlement. The site does not fit well with the existing built form of the settlement. Adjacent waste management facility may present noise and odour issues. **Not a Preferred Site.**



Picture 34 ALT/B/011/028

Question 33

Do you agree that site ALT/B/011/028 is not suitable for development and the reasons given? If not please explain why. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

Site Reference	ALT/B/011/029
Parish	Bedale
Address	Land Opp and South of Meadowfield Farm, East of Firby Rd, Bedale
Current Use	Agricultural
Proposed Use	Residential
Area (ha)	8.02
Indicative Yield	200 (based on 25 dwellings per hectare)

Commentary

Environmental

Loss of greenfield site.

Loss of grade 3b agricultural land and small loss of grade 2.

Site within North Yorkshire Green Infrastructure Corridor

Awaiting minerals comments.

Awaiting comments from Natural England.

Connectivity

No pavement alongside Firby Road at point site fronts on to highway. However, the site is an extension to an existing site presented in the Preferred Options document (B/011/021 and B/001/020). Part of B/011/020 was identified as preferred in Preferred Options document. B/011/021 was identified as not preferred. Currently, this means there is no immediate link through to the highway via B/011/021 and B/001/020. Highways are still to advise on ALT/B/011/029.

Impact on character and form

The proposed scale of the site is not in keeping with form or character of settlement. The site is disconnected from the settlement. Adjacent site B/011/021 was identified as not preferred in Preferred Options document.

Impact on historic assets

This site lies close to the boundary of the Grade II Registered Historic Park and Garden at Thorpe Perrow. The loss of this open area and its subsequent development could harm elements which contribute to its significance.

Flooding

Mapping layers show minor area susceptible to surface water flooding. Site is outside flood zone. Awaiting comments from Strategic Flood Risk Assessment consultants.

Highways

Awaiting highways comments.

Conclusion

ALT/B/011/029

The proposed scale of the site is not in keeping with form or character of settlement. The site is disconnected from the settlement. Adjacent site B/011/021 was identified as not preferred in Preferred Options document. Sites subject to further assessment work. **Not a Preferred Site.**



Picture 35 ALT/B/011/029

Question 34

Do you agree that site ALT/B/011/029 is not suitable for development and the reasons given? If not please explain why. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

6.2 Aiskew

Site 35

Site Reference	ALT/B/004/022
Parish	Aiskew
Address	Land Adjacent to Bedale Road, Opposite Crossrunners, Aiskew, Bedale, DL8 1DZ
Current Use	Agricultural
Proposed Use	Housing
Area (ha)	1.18
Indicative Yield	30

Commentary

Environmental

Loss of greenfield site

Mainly loss of grade 2 agricultural land and some loss of grade 3b.

There may be some archaeological potential. Further details required.

Sand and Gravel and Limestone Mineral Safeguarding Area.

Connectivity

There is a pavement alongside Bedale road to which site fronts on to, providing link to Bedale town centre & Leeming Bar. National cycle route along Back lane in fairly close proximity. Public Right of Way on opposite side of road which is in close proximity but pedestrian safety issues to consider.

Impact on character and form

The site would be prominent when approaching Aiskew on Bedale Road but the site would not block significant views to the settlement. The site is adjacent to a housing site which was identified as a preferred site in the Preferred Options document (B/004/011) which is adjacent to site with outline planning permission at Wilbert's Farm - 15/01240/OUT). In isolation, development of this site does would not fit well with form and character of settlement.

Impact on historic assets

No issues.

Flooding

Marginal areas along parts of site boundary susceptible to surface water flooding. Strategic Flood Risk Assessment states site is entirely in Flood Zone1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required. This will determine the nature and scope of any mitigation.

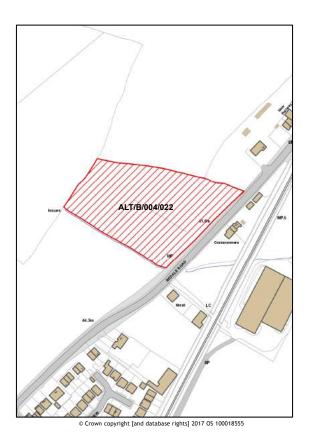
Highways

Access is acceptable onto A684. Access needs to be considered alongside site reference B/004/11. Developer will need to demonstrate a safe and suitable access can be achieved. Footpath links will be required.

Conclusion

ALT/B/004/022

The site is adjacent to a housing site which was identified as a preferred site in the Preferred Options document (B/004/011) which is adjacent to site with outline planning permission at Wilbert's Farm - 15/01240/OUT). In isolation, development of this site does would not fit well with form and character of settlement. Development of this site would provide a natural rounding off of the settlement, providing it can be brought forward in conjunction with part of the proposed housing site ALT/B/004/030 and the adjacent site B/004/011 and subject to satisfactory access to highway being obtained from Bedale Road. Highways would need to advise on this. **Preferred Site.**



Picture 36 ALT/B/004/022

Question 35

Do you agree that site ALT/B/004/022 is an appropriate development site? If not, please outline your reasons. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

Site Reference	ALT/B/004/024
Parish	Aiskew
Address	Land at Fairview Gardens, 78 Bedale Road, Aiskew, North Yorkshire, DL8 1DH
Current Use	Residential garden
Proposed Use	Housing
Area (ha)	0.34
Indicative Yield	10

Commentary

Environmental

Loss of greenfield site

Site is residential garden, not in agricultural use

Site within North Yorkshire Green Infrastructure Corridor

Sand and Gravel & Limestone Mineral Safeguarding Area.

Site bounds Wensleydale railway line. Possible increase in intensity of use of railway in future may present noise issues which may need to be considered as part of design. Site fronts on to Bedale road so may need to consider noise mitigation such as setting properties back from road.

Connectivity

There is a pavement on opposite side of road to which site fronts onto. There is a Public Right of Way in fairly close proximity to site. National cycle route in fairly close proximity could be accessed.

Impact on character and form

The site is not prominent in significant views towards the settlement. The site is adjacent to the built form of the settlement, so there are existing views of residential development along Bedale road.

The site would fit well with the existing form and character of the settlement. It would be adjacent to existing residential development and also opposite a housing site which is currently preferred in the Preferred Options document and opposite a site with existing planning permission at Wilbert's Farm.

Impact on historic assets

No issues.

Flooding

Marginal area susceptible to surface water flooding on eastern boundary of site. Strategic Flood Risk Assessment states site is entirely in Flood Zone 1, with minimal or no risk from surface water flooding. The Strategic Flood Risk Assessment recommends that the development may be permitted on flood risk grounds. Further investigation may be required by the developer and the council should be consulted as to whether a Flood Risk Assessment may be required. This will determine the nature and scope of any mitigation.

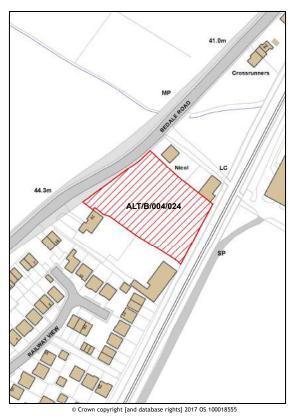
Highways

ALT/B/004/024

Access onto A684 could be achieved. Access point needs to be considered in connection with site reference B004/011 and ALT/B/004/022 proposed opposite. Developer to demonstrate a safe and suitable access can be achieved.

Conclusion

The site is not prominent in significant views towards the settlement. The site would fit well with the existing form and character of the settlement. Access onto A684 could be achieved. Access point needs to be considered in connection with any other sites that may become allocations in the vicinity. The Strategic Flood Risk Assessment recommends that the development may be permitted on flood risk grounds. **Preferred Site.**

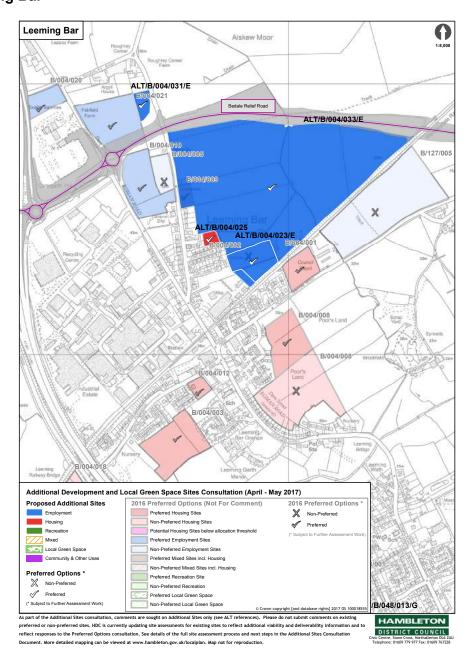


Picture 37 ALT/B/004/024

Question 36

Do you agree that site ALT/B/004/024 is an appropriate development site? If not, please outline your reasons. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

6.3 Leeming Bar



Picture 38 Leeming Bar

Site Reference	ALT/B/004/030
Parish	Aiskew
Address	Land East of Back Lane, North of Wilbert Farms, Bedale, North Yorkshire
Current Use	Agricultural
Proposed Use	Housing
Area (ha)	5.43
Indicative Yield	Around 135

Commentary

Environmental

Loss of greenfield site

Loss of Grade 3b agricultural land

Sand and Gravel Mineral Safeguarding Area.

Connectivity

Direct link to bridleway which runs along western boundary along Sandhill Lane / Back Lane. No pavements near site. No cycle route evident. Site is adjacent to site which has outline planning permission for housing development (15/01240/OUT) so may be potential to create links into pavements and cycle links via this new development, depending on approval of plans. Highways to advise.

Impact on character and form

The site is not prominent in significant views towards the settlement. The site is set back from the main highway. It fronts onto Back Lane but this is not a main through road. The site is not highly visible from A1 / A6055.

While the site is adjacent to site which has outline planning permission for housing development at Wilbert's Farm (15/01240/OUT) and while part of the site adjoins a site which was identified as preferred in the Preferred Options document (B/004/011), further extension into the open countryside at the proposed scale would have negative impact on form and character of settlement.

Impact on historic assets

No issues.

Flooding

Marginal sections of the site are susceptible to surface water flooding. Strategic Flood Risk Assessment states site is entirely in Flood Zone1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required. This will determine the nature and scope of any mitigation.

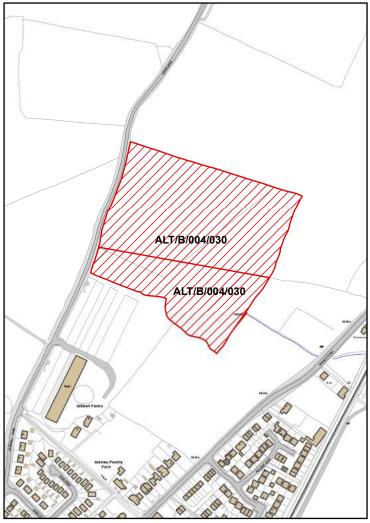
Highways

Access is available onto U2376 Back Lane. Developer to demonstrate that a safe and suitable access can be achieved. Works will be required on Back Lane to widen the carriageway. Accessibility links are poor. This site cannot be viewed in isolation and a comprehensive development brief for the area needs to be produced. This will enable cumulative impacts to be considered and for arrangements to secure funding for strategic infrastructure improvements to be developed.

Site Reference ALT/B/004/030

Conclusion

The site is adjacent to site which has outline planning permission for housing development at Wilbert's Farm (15/01240/OUT) and part of the site adjoins a site which was identified as preferred in the Preferred Options document (B/004/011). Development of site at proposed scale would have a negative impact on form and character of settlement. However, part of site may be considered appropriate as a natural rounding off of the settlement, providing it can be brought forward in conjunction with B/004/011 and adjacent site (ALT/B/004/022) and subject to satisfactory access to highway being obtained from Bedale Road. Highways would need to advise on this. **Part Preferred.**



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Picture 39 ALT/B/004/030

Question 37

Do you agree that part of site ALT/B/004/030 is an appropriate development site? If not, please outline your reasons. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

Site Reference	ALT/B/004/031/E
Parish	Aiskew
Address	Land South of Roughley Corner Farm, North of Relief Road, Aiskew, Bedale, North Yorkshire
Current Use	Agricultural
Proposed Use	Employment
Area (ha)	0.52
Indicative Yield	n/a

Commentary

Environmental

Loss of greenfield site

Loss of Grade 2 agricultural land

Sand and Gravel and Brick and Clay Mineral Safeguarding Area.

Connectivity

National cycle route runs along Roughley Bank and Leases Road which is in proximity to site.

No Public Right of Way in vicinity. There are no pavements on highway to which site fronts on to. Potential to create new pavements to link to pavements on Leases road. Highways to advise.

Impact on character and form

Site is not prominent in significant views towards the settlement. Site is adjacent to a site which is currently preferred for employment in Preferred Options document (B/004/021/E). If this adjacent site goes ahead as an allocation, then the site would relate well to built form and character. This site will need to be considered in conjunction with B/004/021/E.

Impact on historic assets

No issues.

Flooding

Mapping layers do not show evidence of surface water flooding. Strategic Flood Risk Assessment states site is entirely in Flood Zone 1, with minimal or no risk from surface water flooding. The Strategic Flood Risk Assessment recommends that the development may be permitted on flood risk grounds. Further investigation may be required by the developer and the council should be consulted as to whether a Flood Risk Assessment may be required. This will determine nature and scope of mitigation.

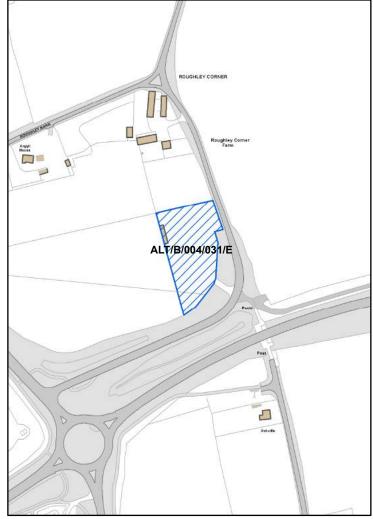
Highways

Access is available on Low Street, developer to demonstrate that a safe and suitable access can be achieved. Accessibility links are poor.

Conclusion

ALT/B/004/031/E

Site is not prominent in significant views towards the settlement. Site is adjacent to a site which was identified as preferred for employment in Preferred Options document (B/004/021/E). If site reference B/004/021/E goes ahead as an allocation, then the site would relate well to built form and character. This site will need to be considered in conjunction with decisions on B/004/021/E. **Preferred Site**.



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Picture 40 ALT/B/004/031/E

Question 38

Do you agree that site ALT/B/004/031/E is an appropriate development site? If not, please outline your reasons. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

Site Reference	ALT/B/004/033/E
Parish	Aiskew
Address	Aiskew Moor, land off Low Street
Current Use	Agricultural
Proposed Use	Employment B1 B2 and B8
Area (ha)	31.2
Indicative Yield	TBC

Commentary

Environmental

Loss of greenfield site within the green infrastructure corridor

Loss of Grade 2 agricultural land

Sand and Gravel and Brick and Clay Mineral Safeguarding Area.

Potential for noise/amenity issues for existing residents to the western boundary

Connectivity

There are no public rights of way through the site or adjoining the site. The recently constructed Bedale, Aiskew, Leeming Bar relief road bounds the site to the north.

Impact on character and form

The site is prominent in views towards Leeming Bar from Bedale and Aiskew relief road and the A684, Northallerton Road into Leeming. Western parts of the site are likely to be more visible from more distant view points. Due to the prominence and the scale of the site development on the site would have a substantial impact on the character and form of Leeming, careful consideration of the design, massing, scale, layout and landscaping would be required

Impact on historic assets

The site has archaeological potential.

Flooding

The site is entirely within Flood Zone 1, some parts of the site are liable to surface water flooding. The site is over 1 hectare and a site specific flood risk assessment would be required.

Highways

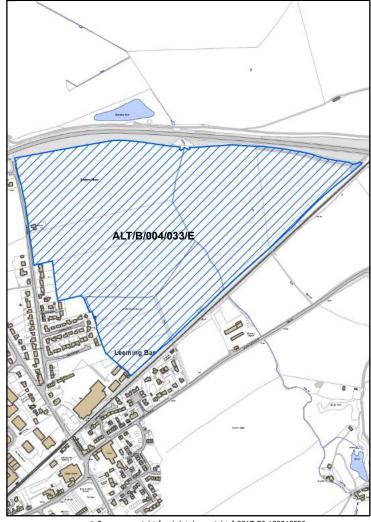
Access is available onto Low Street. Works will be required to improve the existing major road and extend existing footway/street lighting to serve the site. The developer will need to demonstrate that a safe and suitable access can be achieved. It may be necessary to provide two access points onto the highway network. Possible improvements to Leases Lane/Low Street.

Conclusion

This is a substantial site which could have a significant impact on the character and form of the settlement, resulting in the loss of grade 2 agricultural land. The site has archaeological potential. The site could be accessed from low street however two accesses are likely to be required with improvements to the existing highway. The site would provide an opportunity for

ALT/B/004/033/E

a strategic employment site. Due to the scale of the site development of the site phasing will require consideration. Careful consideration to layout, design, scale of development, landscaping would be required to mitigate impact on existing residents and the wider landscape. **Preferred Site**



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Picture 41 ALT/B/004/033/E

Question 39

Do you agree that site ALT/B/004/033/E is an appropriate development site? If not, please outline your reasons. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

Site Reference	ALT/B/004/023
Parish	Aiskew
Address	Land Adjacent to Electricity Substation/Vale of Mowbray, Leases Road, Leeming Bar
Current Use	Grass paddock
Proposed Use	Employment (B1,B2 or B8 use, primarily with the existing food production use at Vale of Mowbray Limited).
Area (ha)	1.71
Indicative Yield	n/a

Commentary

Environmental

Loss of greenfield site

Loss of Grade 2 agricultural land

Site within North Yorkshire Green Infrastructure Corridor

Sand and Gravel and Clay Mineral Safeguarding Area

The western corner of the site is adjacent to existing residential dwellings at Ashlands Drive and Lowlands Drive. Mitigation from noise and light pollution will need to be factored in to design and layout of any extended premises to avoid impacting on amenity.

Connectivity

There are pavements on Leases road which the existing Vale of Mowbray premises front on to. This extension sits behind the existing premises and car parking. Access to pavements would need to be via existing development. Highways to advise. No cycle route links evident. No Public Right of Way in vicinity.

Impact on character and form

The site is not prominent in significant views towards a settlement.

Development on this site would have a limited impact on form and character of the settlement. The site sits closely behind existing residential and employment land.

Impact on historic assets

No issues.

Flooding

Central area of site is susceptible to surface water flooding. Strategic Flood Risk Assessment states site is entirely in Flood Zone1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required. This will determine the nature and scope of any mitigation.

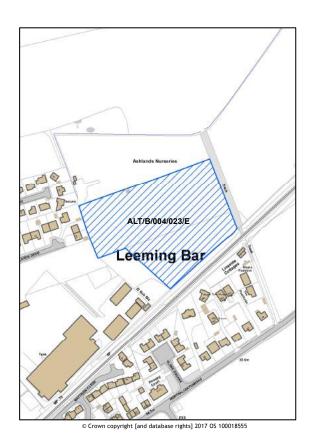
Highways

This site has no direct connection/frontage to a highway maintainable at public expense. However the site is adjacent to the existing Vale of Mowbray site and therefore would be utilising the existing access onto Leases Lane. Access is therefore available through this existing junction onto Leases Lane.

Conclusion

ALT/B/004/023

The site has limited impact on character and form of the settlement and subject to addressing surface water flooding and ensuring that the design and layout of the site does not have an adverse impact on neighbouring residents of the site, could provide suitable expansion land for the existing business (Vale of Mowbray). The site is adjacent to the existing Vale of Mowbray site and therefore would be utilising the existing access onto Leases Lane. Access is therefore available through this existing junction onto Leases Lane. The preferred option is to allocate the site to support future expansion of the existing business. Mitigation from noise and light pollution will need to be factored in to design and layout of any extended premises through provision of a buffer along boundary with existing residents. **Preferred Site.**



Picture 42 ALT/B/004/023

Question 40

Do you agree that site ALT/B/004/023 is an appropriate development site? If not, please outline your reasons. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

Site Reference	ALT/B/004/025
Parish	Aiskew
Address	Land To The East Of Willow Gardens, Leeming Bar, North Yorkshire
Current Use	Vacant development land
Proposed Use	Housing
Area (ha)	0.28
Indicative Yield	5

Commentary

Environmental

Loss of greenfield site

Loss of Grade 2 agricultural land

Site within North Yorkshire Green Infrastructure Corridor

Sand and Gravel and Clay Mineral Safeguarding Area

Connectivity

There are pavements in existing Willow Gardens which site would be an extension of. No cycle route links evident. No Public Right of Way in close proximity.

Impact on character and form

The site is not prominent in significant views towards the settlement

The site relates well to the existing built form and character (adjacent to existing housing at Lowlands Drive and Ashlands Drive).

Impact on historic assets

No issues.

Flooding

Strategic Flood Risk Assessment states site is entirely in Flood Zone 1, with minimal or no risk from surface water flooding. The Strategic Flood Risk Assessment recommends that the development may be permitted on flood risk grounds. Further investigation may be required by the developer and the council should be consulted as to whether a Flood Risk Assessment may be required. This will determine the nature and scope of any mitigation.

Highways

Access could be achieved onto Willow Gardens subject to the developer being able to demonstrate sufficient width can be provided. Extend existing footway links to serve the site.

Conclusion

The site is not prominent in significant views towards the settlement

ALT/B/004/025

The site relates well to the existing built form and character (adjacent to existing housing at Lowlands Drive and Ashlands Drive). The Strategic Flood Risk Assessment recommends that the development may be permitted on flood risk grounds. Access could be achieved onto Willow Gardens subject to the developer being able to demonstrate sufficient width can be provided. **Preferred Site.**



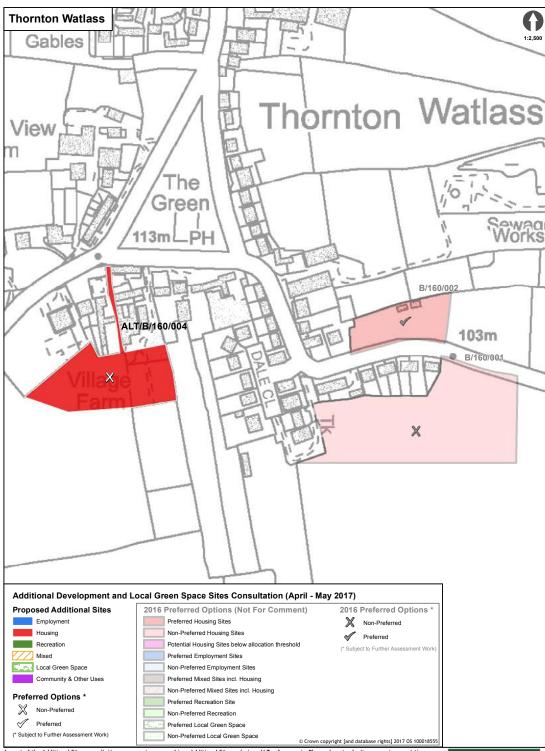
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Picture 43 ALT/B/004/025

Question 41

Do you agree that site ALT/B/004/025 is an appropriate development site? If not, please outline your reasons. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

6.4 Thornton Watlass



As part of the Additional Sites consultation, comments are sought on Additional Sites only (see ALT references). Please do not submit comments on existing preferred or non-preferred sites. HDC is currently updating site assessments for existing sites to reflect additional viability and deliverability information and to reflect responses to the Preferred Options consultation. See details of the full site assessment process and next steps in the Additional Sites Consultation Document. More detailed mapping can be viewed at www.hambleton.gov.uk/localplan. Map not for reproduction.

HAMBLETON

DISTRICT COUNCIL
vic Centre, Stone Cross, Northallerton DL6 2UU
rEcentre, Stone Cross, Northallerton DL6 2UU

Picture 44 Thornton Watlass

Site Reference	ALT/B/160/004
Parish	Thornton Watlass
Address	Land to the South of Greenfields Village Farm, Thornton Watlass, North Yorkshire
Current Use	Part domestic orchard, part agriculture, part Certified touring caravan site
Proposed Use	Housing
Area (ha)	0.63
Indicative Yield	5

Commentary

Environmental

Part loss of greenfield site

Loss of Grade 3b agricultural land

Site within North Yorkshire Green Infrastructure Corridor

Connectivity

There are some pavements near to proposed site entrance adjacent to highway. However, these are adhoc and limited potential to add new pavements. Highways to advise. Proposed site entrance is opposite village green, within village centre. Public Right of Way in vicinity of site but no direct links. No cycle route evident.

Impact on character and form

The proposed scale of site would be prominent in significant views towards the settlement when approaching from south on Watlass Moor Lane. Development of site would result in loss of open countryside which is currently prominent in view towards the village. The site does not fit well with form and character of settlement. Development in this location would impact on rural landscape setting which is part of character of village and Conservation Area and Thornton Watlass non-designated park & garden.

Impact on historic assets

Thornton Watlass Hall is within 500m of site (within 500m buffer of non-designated heritage asset). Potential to impact on landscape setting of this asset.

Flooding

Mapping layers do not show evidence of surface water flooding. Strategic Flood Risk Assessment states site is entirely in Flood Zone 1, with minimal or no risk from surface water flooding. The Strategic Flood Risk Assessment recommends that the development may be permitted on flood risk grounds. Further investigation may be required by the developer and the council should be consulted as to whether a Flood Risk Assessment may be required. This will determine nature and scope of mitigation.

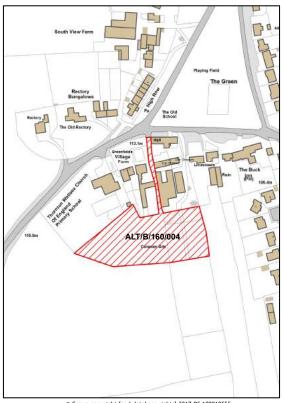
Highways

The site does not appear to have sufficient frontage to enable an access of acceptable standards to be formed onto the public highway with the connection from the site to the public highway being of insufficient width for passing vehicles.

ALT/B/160/004

Conclusion

The site does not fit well with form and character of settlement. Development in this location would impact on rural landscape setting which is part of character of village and Conservation Area and Thornton Watlass non-designated park & garden. The site does not appear to have sufficient frontage to enable an access of acceptable standards to be formed onto the public highway with the connection from the site to the public highway being of insufficient width for passing vehicles. Not a Preferred Site.



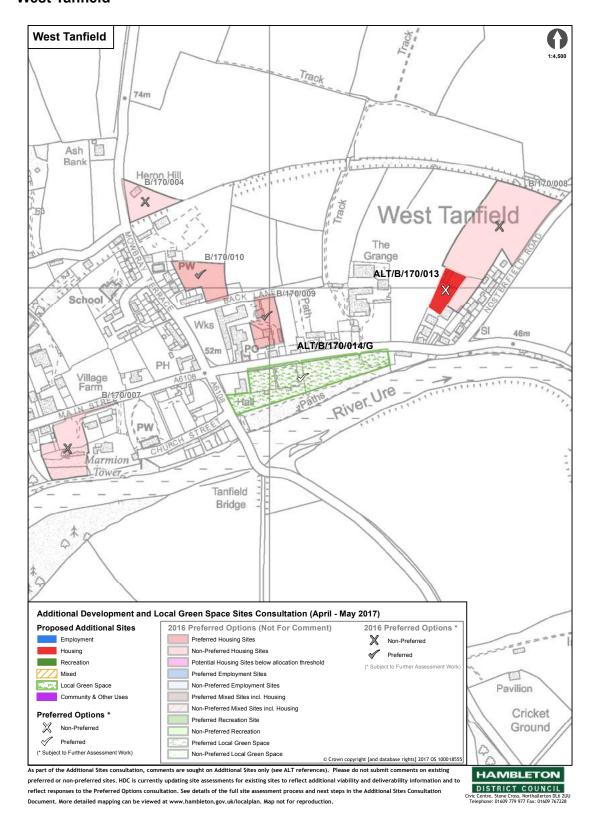
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Picture 45 ALT/B/160/004

Question 42

Do you agree that site ALT/B/160/004 is not suitable for development and the reasons given? If not please explain why. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

6.5 West Tanfield



Picture 46 West Tanfield

Site Reference	ALT/B/170/013
Parish	West Tanfield
Address	Land at Belle Vue Farm, West Tanfield, HG4 5JY
Current Use	Residential garden
Proposed Use	Housing
Area (ha)	0.24
Indicative Yield	8

Commentary

Environmental

Loss of greenfield site (residential garden)

Loss of Grade 2 agricultural land

Site within North Yorkshire Green Infrastructure Corridor

Limestone and Building Stone Mineral Safeguarding Area

Natural England note that site is within 4km of Ripon Parks and within 5km of River Ure Bank (Site of Special Scientific Interest). Natural England state concern if discharge of water/liquid waste to ground/surface water is more than 20m³/day.

Natural England note impact on setting of Nidderdale Area of Outstanding Natural Beauty, stating all development proposals with significant impact on landscape (more than 5 residential dwellings).

Site within 500m of Nosterfield Local Nature Reserve.

Connectivity

No Public Right of Way in vicinity. The site boundary does not identify access to highway or pavements. No cycle route evident.

Impact on character and form

The site would have limited visibility from the highway. May be some impact on views towards the Conservation Area from existing residential properties along Nosterfield Road.

The site does not relate so well with the existing built form and character of the settlement. The site is residential garden but by developing this site, there is loss of open green space and extension of built form which impacts on rural setting of this part of the settlement, including the Conservation Area and Local Nature Reserve.

Impact on historic assets

This site adjoins the boundary of the West Tanfield Conservation Area. The loss of this open area and its subsequent development could harm elements which contribute to the significance of the Conservation Area.

Flooding

Strategic Flood Risk Assessment states site is entirely in Flood Zone 1, with minimal or no risk from surface water flooding. The Strategic Flood Risk Assessment recommends that the development may be permitted on flood risk grounds. Further investigation may be required by the developer and the council should be consulted as to whether a Flood Risk Assessment may be required. This will determine the nature and scope of any mitigation.

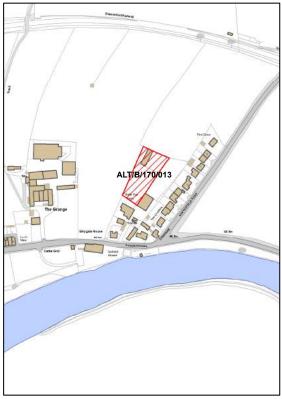
ALT/B/170/013

Highways

No direct connection/frontage to a highway maintainable at the public expense.

Conclusion

This site adjoins the boundary of the West Tanfield Conservation Area. The loss of this open area and its subsequent development could harm elements which contribute to the significance of the Conservation Area. Site within 500m of Nosterfield Local Nature Reserve. The site does not have direct connection/frontage to a highway maintainable at the public expense. **Not a Preferred Site.**



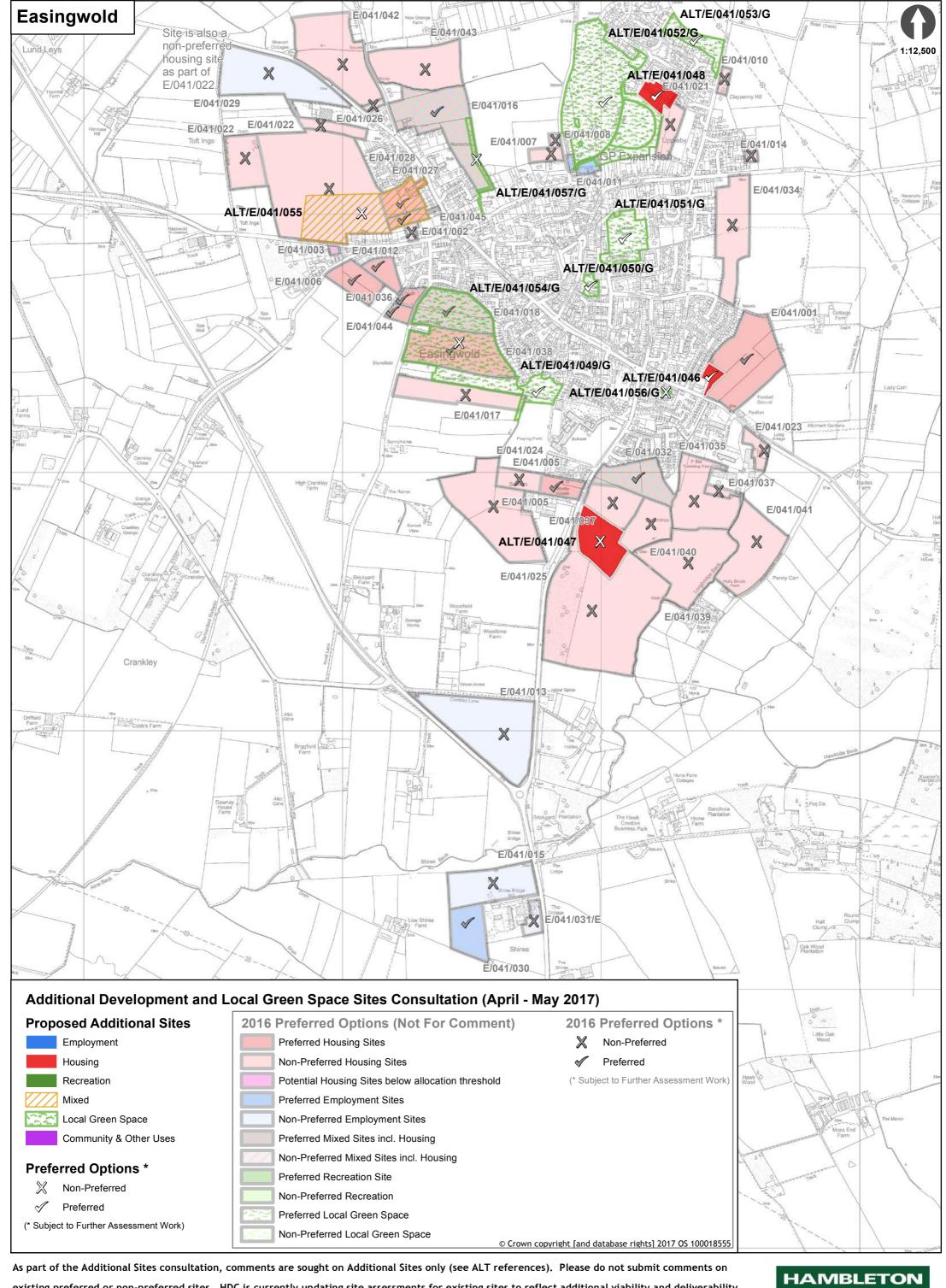
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Picture 47 ALT/B/170/013

Question 43

Do you agree that site ALT/B/170/013 is not suitable for development and the reasons given? If not please explain why. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

Easingwold sub area



As part of the Additional Sites consultation, comments are sought on Additional Sites only (see ALT references). Please do not submit comments on existing preferred or non-preferred sites. HDC is currently updating site assessments for existing sites to reflect additional viability and deliverability information and to reflect responses to the Preferred Options consultation. See details of the full site assessment process and next steps in the Additional Sites Consultation Document. More detailed mapping can be viewed at www.hambleton.gov.uk/localplan. Map not for reproduction.



Site Reference	ALT/E/041/046
Parish	Easingwold
Address	Land to the Rear of Lilac cottage, Stillington Road, Easingwold, York
Current Use	Domestic and Agricultural
Proposed Use	Housing
Area (ha)	0.49
Indicative Yield	10

Commentary

Environmental

Loss of greenfield site

Loss of grade 3b agricultural land

Site within North Yorkshire Green Infrastructure Corridor.

Sand and Gravel Mineral Safeguarding Area.

Connectivity

There are pavements on the roadside adjacent to the site which provide link to Easingwold town centre. National cycle route runs through western end of Easingwold town which is in fairly close proximity. Public Right of Way in fairly close proximity.

Impact on character and form

The main part of the site is set behind an existing residential dwelling, including a high hedgerow which means the site is fairly well screened from the highway. It is therefore not prominent in significant views towards the settlement. The site is adjacent to a site which has outline planning permission for 175 dwellings (15/01868/OUT). The impact on form and character will be limited.

Impact on historic assets

No issues.

Flooding

Strategic Flood Risk Assessment states site is entirely in Flood Zone 1, with minimal or no risk from surface water flooding. The Strategic Flood Risk Assessment recommends that the development may be permitted on flood risk grounds. Further investigation may be required by the developer and the council should be consulted as to whether a Flood Risk Assessment may be required. This will determine the nature and scope of any mitigation.

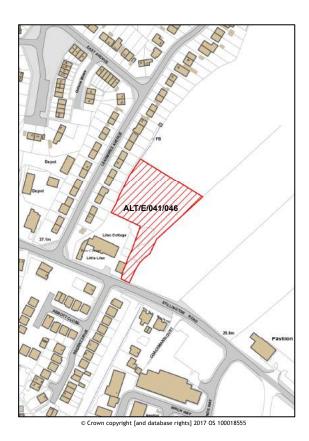
Highways

Access could be achieved onto C91 Stillington Road. Access would need to be considered with adjacent site which has outline planning permission (15/01868/OUT). Developer to demonstrate that a safe and suitable access can be achieved.

Conclusion

ALT/E/041/046

The site is not prominent in significant views towards the settlement. The site is adjacent to a site which has outline planning permission for 175 dwellings. The impact on form and character will be limited. Access could be achieved onto C91 Stillington Road. Access would need to be considered with adjacent site which has outline planning permission. Site has good connectivity to town centre. The Strategic Flood Risk Assessment recommends that the development may be permitted on flood risk grounds. **Preferred Site.**



Picture 49 ALT/E/041/046

Question 44

Do you agree that site ALT/E/041/046 is an appropriate development site? If not, please outline your reasons. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

Site Reference	ALT/E/041/047
Parish	Easingwold
Address	Land East of York Road, Opposite Roxby House, South of Easingwold, Easingwold
Current Use	Agricultural
Proposed Use	Housing
Area (ha)	3.22
Indicative Yield	84

Commentary

Environmental

Loss of greenfield site

Loss of grade 3b agricultural land with some loss of grade 2

Site within North Yorkshire Green Infrastructure Corridor.

Sand and Gravel Mineral Safeguarding Area.

Connectivity

There is a pavement on the opposite side of York Road to which part of the site bounds. Pedestrian safety issues to be addressed. Potential to add new pavements on road side to link into existing pavements which provide links to town centre. Highways to advise. National cycle route runs through western end of Easingwold town which is fairly close. Public Right of Way runs along southern boundary of site.

Impact on character and form

The site is prominent in views towards the settlement when approaching along York road. The site is disconnected from the settlement so does not relate well to the existing built form or character.

Impact on historic assets

No issues

Flooding

Flood zone 2 and 3 extend across the majority of the site and almost the entire site is susceptible to surface water flooding. The Strategic Flood Risk Assessment states that 10% or more of the site lies within Flood Zone 3a. The flood risk in parts of the development footprint currently within Flood Zone 2 could potentially increase to Flood Zone 3 magnitudes in future due to climate change. The Strategic Flood Risk Assessment recommends that the Exception Test would be required because the development lies wholly or partially within Flood Zone 3a. Mapping layers show almost the entire site is susceptible to surface water flooding. Strategic Flood Risk Assessment states Exception test should consider surface water flood risk in particular.

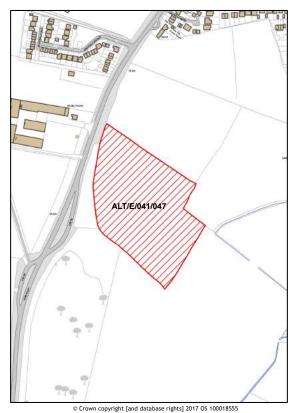
Highways

Access could be achieved onto York Road. Developer would need to demonstrate that a safe and suitable access can be achieved.

ALT/E/041/047

Conclusion

Flood zone 2 and 3 extend across the majority of the site and almost the entire site is susceptible to surface water flooding. The Strategic Flood Risk Assessment recommends that the Exception Test would be required because the development lies wholly or partially within Flood Zone 3a. Strategic Flood Risk Assessment states Exception test should consider surface water flood risk in particular. The site is prominent in views towards the settlement when approaching along York road. The site is disconnected from the settlement so does not relate well to the existing built form or character. **Not a Preferred Site.**



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Picture 50 ALT/E/041/047

Question 45

Do you agree that site ALT/E/041/047 is not suitable for development and the reasons given? If not please explain why. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

Site Reference	ALT/E/041/048
Parish	Easingwold
Address	White Horse View, Copperclay Walk, Easingwold, YO61 3QN
Current Use	C2 Residential Institution
Proposed Use	Housing
Area (ha)	1.14
Indicative Yield	46

Commentary

Environmental

Brownfield site (including areas of open space within the grounds).

There is a cluster of trees protected by Tree Preservation Order within the site boundary.

Site is within Radon contaminated area and other contamination but development of the site could lead to cleaning up. The site is within a residential area.

Natural England note that site is within buffer zone of Howardian Hills Area of Outstanding Natural Beauty where development proposals of more than 5 dwellings have potential for significant impact on landscape.

Connectivity

There are pavements on Copperclay Walk providing pedestrian links in to Easingwold town centre. There is a national cycle route in close proximity to the site.

Impact on character and form

The site is within an existing residential area of Easingwold and is not visible from the highway. It is not prominent in significant views towards the settlement.

Depending on the design of any development, the impact on form would be limited as the site is within the existing built form. The site contains open grounds which are currently used as a car park and grassed areas. A lower density development which retains some of the existing grounds / open green space would reduce impact on character. Design of any development should be in keeping with character of surrounding area to reduce impact.

Impact on historic assets

No issues.

Flooding

Mapping does not show evidence of surface water flooding. Site is on gradient. Strategic Flood Risk Assessment states site is entirely in Flood Zone1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required. This will determine the nature and scope of any mitigation.

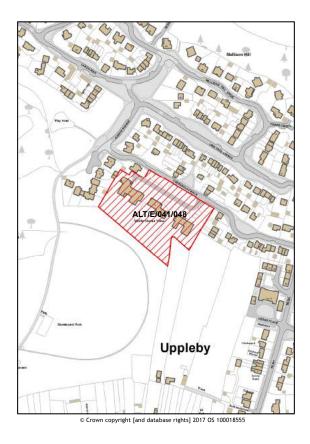
Highways

Access can be achieved onto Copperclay Walk. Developer would need to demonstrate a safe and suitable access can be achieved.

Conclusion

ALT/E/041/048

The site is within an existing residential area of Easingwold and is not visible from the main highway. Depending on the design of any development, the impact on form would be limited as the site is within the existing built form. A lower density development which retains some of the existing grounds / open green space would reduce impact on character. Any development will need to retain the cluster of trees within the site boundary which are protected by Tree Preservation Order. Site has good connectivity to town centre. Access can be achieved onto Copperclay Walk. Strategic Flood Risk Assessment states site is entirely in Flood Zone1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required. Site is preferred subject to demonstrating there is no need to retain this as a health facility. **Preferred Site**.



Picture 51 ALT/E/041/048

Question 46

Do you agree that site ALT/E/041/048 is an appropriate development site? If not, please outline your reasons. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

Site Reference	ALT/E/041/055
Parish	Easingwold
Address	Land Adjacant Prospect Park, Between Thirsk Rd & Raskelf Rd, Easingwold, North Yorkshire
Current Use	School car park, industrial units and agricultural use
Proposed Use	Mixed (Phase 1 proposes 60 dwellings and Phase 2 proposes 100 dwellings and 2 form entry Primary School)
Area (ha)	7.74
Indicative Yield	160

Commentary

Environmental

Loss of greenfield site (small section of site is previously developed land - school car park and industrial units).

Loss of grade 2 agricultural land with marginal loss of grade 3b.

Site within North Yorkshire Green Infrastructure Corridor.

Area affected by radon contamination extends into part of northern section of site. However, there is existing residential area within this Radon area and development of the site could lead to cleaning up.

Archaeological survey has been undertaken on the part of the site which provides access on to Thirsk Road. Further information required.

Connectivity

There are pavements adjacent to site entrance which provide links northwards. There is a pavement on opposite side of road which provides link into town centre. Limited potential for new pavement links on same side as site entrance to link Thirsk road to Long Street as limited grass verge in some areas due to trees. Site is in close proximity to National Cycle Network route which runs from Church Hill, to Raskelf Road and Alne Road so this could be easily accessed. No Public Right of Way in vicinity. Good connectivity to town centre.

Impact on character and form

The site is not prominent in any significant views towards the settlement when approaching from the north on Thirsk Road or if approaching from south on Long Street as site is set behind existing residential development at these points. However, the site incorporates a significant extension westwards well beyond the two sites identified as preferred sites in the Preferred Options document (E/041/027 and E/041/045). The site is therefore very prominent in views when approaching the settlement from the west along Raskelf Road. At the proposed scale, development would result in large scale loss of open countryside which is currently prominent in views on approach into the settlement along Raskelf Road and this would have negative impact on rural landscape setting of this part of the settlement. Development of whole site would therefore have negative impact on character of settlement. The proposed scale of development does not relate well to existing form of settlement. Also, existing residential development which fronts on to Raskelf Road opposite the proposed site is mostly characterised by larger detached properties, well-spaced and set back from the highway with large gardens. Any new development at this location should respect the existing character of this area.

Impact on historic assets

ALT/E/041/055

At the proposed scale, development would result in large scale loss of open countryside which is currently prominent in view and part of rural land scape setting on approach into the settlement and Conservation Area, from Raskelf Road.

Flooding

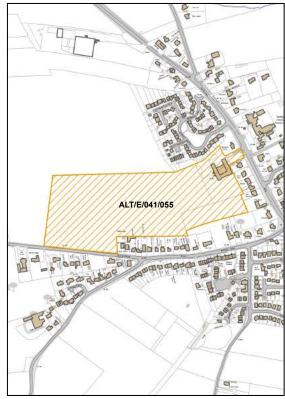
Mapping layers suggest marginal sections of eastern end of site is susceptible to surface water flooding. Strategic Flood Risk Assessment states site is entirely in Flood Zone1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required. This will determine nature and scope of mitigation.

Highways

Access is available onto Raskelf Road and Thirsk Road. The developer would need to demonstrate a safe and suitable access can be achieved. Pedestrian and cycle links to serve the site will need to be provided. Street lighting to be extended along Raskelf Road to serve the site and crossing points along Thirsk Road considered. A transport assessment and travel plan would identify more detailed requirements for this site.

Conclusion

The site incorporates a significant extension westwards well beyond the two sites identified as preferred sites in the Preferred Options document (E/041/027 and E/041/045). The site is therefore very prominent in views when approaching the settlement from the west along Raskelf Road. At the proposed scale, development would result in large scale loss of open countryside which is currently prominent in view on approach into the settlement along Raskelf Road and this would have negative impact on rural landscape setting of this part of the settlement. Development of whole site would therefore have negative impact on character of settlement. The proposed scale of development does not relate well to existing form of settlement. The current proposal for the extension of the existing school playing fields will meet requirements for the Local Plan. **Not preferred site.**



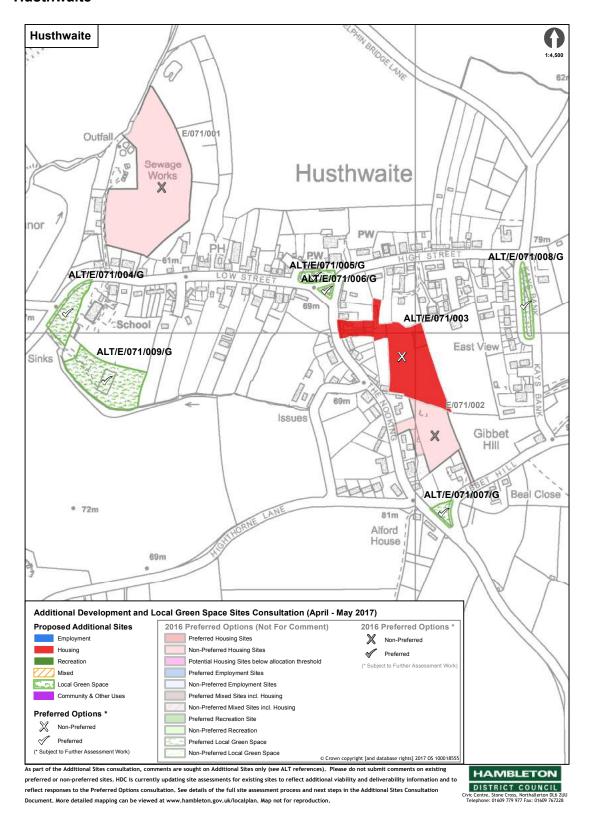
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Picture 52 ALT/E/041/055

Question 47

Do you agree that site ALT/E/041/055 is not suitable for development and the reasons given? If not please explain why. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

7.1 Husthwaite



Picture 53 Husthwaite

Site Reference	ALT/E/071/003
Parish	Husthwaite
Address	Land between The Nookin and Sleepy Hollow, Husthwaite, North Yorkshire
Current Use	Grass fields (includes farm buildings, residential dwellings).
Proposed Use	Housing
Area (ha)	1.25
Indicative Yield	60

Commentary

Environmental

Loss of Grade 3b agricultural land

Site falls within Radon contaminated area but development of site may lead to cleaning up of site.

Connectivity

Public Right of Way runs along southern boundary of site. The site does include link to highway where there are existing pavements. However, currently there are existing residential properties and buildings which would restrict access to highway. Clarification is needed as to whether these existing buildings are to be removed. The submission form states there are no buildings to relocate but they would appear to restrict access. Highways to advise. No cycle routes evident.

Impact on character and form

The site is set behind existing residential development so is fairly well screened by existing development and vegetation. Development would not be prominent in significant views towards the settlement. Whilst the site is partly adjacent to existing built development, development at the proposed scale and location would have negative impact on character and form of settlement.

Impact on historic assets

This site adjoins the boundary of the Husthwaite Conservation Area. The loss of this open area and its subsequent development could harm elements which contribute to the significance of the Conservation Area. Black Bull Cottage and Rose View Cottage adjoining the northern edge of this site are Grade II Listed Buildings. The development of this area could affect the setting of these buildings. Site in Historic England's Consultation Zone for St Nicholas Church (listed building).

Flooding

Minor section on western boundary of site is susceptible to surface water flooding. Site is on gradient. The Strategic Flood Risk Assessment does not identify this issue but does states site is entirely in Flood Zone1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required.

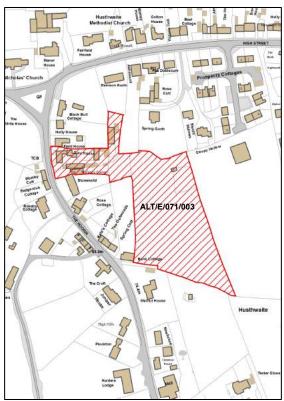
Highways

ALT/E/071/003

Access may be achievable to The Nookin. Widening would be required to enable acceptable access junction and to achieve adequate visibility to North Yorkshire County Council standards. The developer would need to demonstrate that a safe and suitable access could be achieved. Works will be required to improve the existing major road and extend existing footway / street lighting to serve the site.

Conclusion

Development would not be prominent in significant views towards the settlement. Whilst the site is partly adjacent to existing built development, development at the proposed scale and location would have negative impact on character and form of settlement. Loss of this open area and its subsequent development could harm elements which contribute to the significance of the Conservation Area and could affect setting of Grade II Listed Buildings on the northern edge of the site. **Not a Preferred Site.**



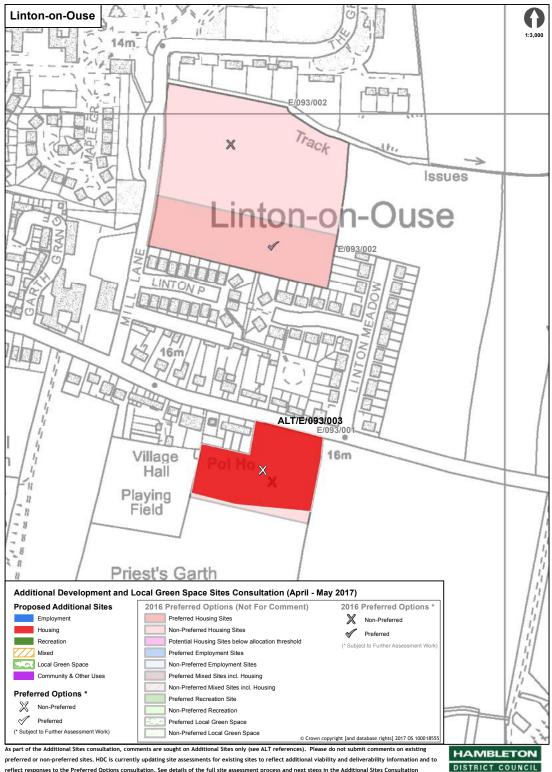
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Picture 54 ALT/E/071/003

Question 48

Do you agree that site ALT/E/071/003 is not suitable for development and the reasons given? If not please explain why. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

Linton on Ouse



reflect responses to the Preferred Options consultation. See details of the full site assessment process and next steps in the Additional Sites Consultation $Document, \textit{More detailed mapping can be viewed at www.hambleton.gov.uk/localplan.\,Map \,not \,for \,reproduction.}$

Picture 55 Linton-on-Ouse

Site Reference	ALT/E/093/003
Parish	Linton on Ouse
Address	Land Adjacent And To The Rear Of Applegarth Cottages, Main Street, Linton On Ouse, North Yorkshire
Current Use	Paddock (grazing) and Arable
Proposed Use	Housing
Area (ha)	1.01
Indicative Yield	20

Commentary

Environmental

Loss of greenfield site

Loss of grade 3b agricultural land with some loss of grade 2

Site within North Yorkshire Green Infrastructure Corridor.

Trees protected by Tree Preservation Order are located within site boundary.

Sand & Gravel Mineral Safeguarding Area

Connectivity

A Public Right of Way runs north to south along the eastern boundary of the site. The site fronts onto Main Street which has pavements on either side providing convenient and safe access to village facilities. Main Street is also a cycle route linking with the National Cycle Route network a short distance away.

Impact on character and form

Some prominence in views toward settlement due to loss of open countryside which provides setting to this part of the settlement on approach from east.

Development at the proposed scale and location would have adverse impact on character and form of settlement. It is adjacent to development limits but would involve a significant extension that would be poorly related to the settlement. However, there may be scope to develop the frontage of the site without harming the form and character of the settlement.

Impact on historic assets

No issues.

Flooding

Mapping layers do not show evidence of surface water flooding. Strategic Flood Risk Assessment states site is entirely in Flood Zone1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required. This will determine the nature and scope of any mitigation.

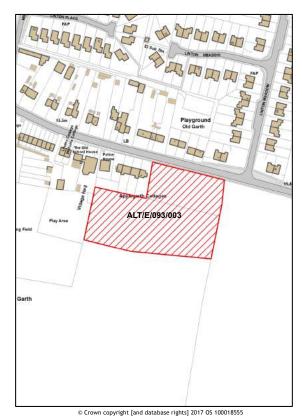
Highways

Access could be achieved onto Main Street. Developer would need to demonstrate a safe and suitable access could be achieved.

Conclusion

ALT/E/093/003

Development at the proposed scale and location would have adverse impact on character and form of settlement. It would involve a significant extension that would be poorly related to the settlement. Development at the frontage of the site would be appropriate and this already has planning permission for five dwellings. **Not a Preferred Site.**

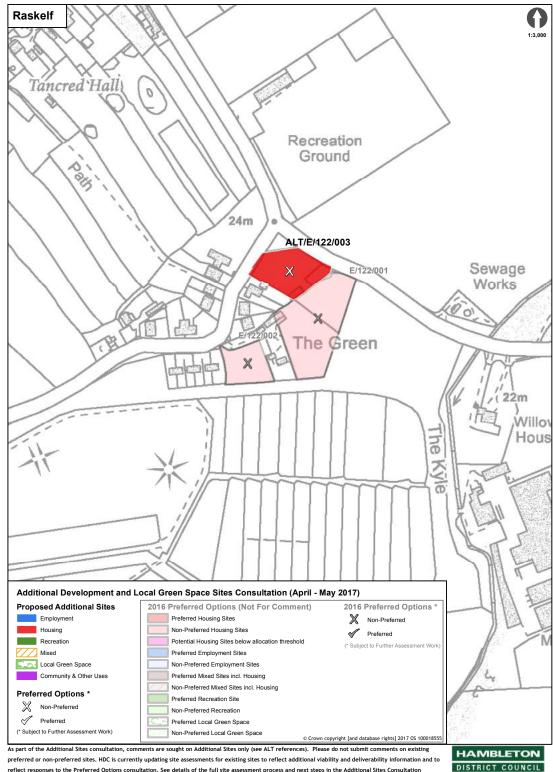


Picture 56 ALT/E/093/003

Question 49

Do you agree that site ALT/E/093/003 is not suitable for development and the reasons given? If not please explain why. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

7.3 Raskelf



reflect responses to the Preferred Options consultation. See details of the full site assessment process and next steps in the Additional Sites Consultation Document, More detailed mapping can be viewed at www.hambleton.gov.uk/localplan. Map not for reproduction.

Picture 57 Raskelf

Site Reference	ALT/E/122/003
Parish	Raskelf
Address	Land East of The Cottage, The Green, Raskelf, North Yorkshire
Current Use	Part domestic orchard, part agriculture, part Certificated Touring Caravan Site
Proposed Use	Housing
Area (ha)	0.32
Indicative Yield	Around 10

Commentary

Environmental

Loss of greenfield site

Loss of grade 3b agricultural land

Sand and Gravel Mineral Safeguarding Area

Connectivity

There is a pavement on opposite side of Hag Lane and opposite side of main highway to which part of site fronts on to. There is Public Right of Way in proximity to site on opposite side of highway but no direct link. National cycle route in proximity.

Impact on character and form

Development on the site would have some prominence when approaching Raskelf from the east. The site is adjacent to an outlying group of buildings known as the Green and is therefore divorced from the main settlement of Raskelf. Development would therefore represent consolidation of existing sporadic development having a poor relationship with existing built form of main settlement.

Impact on historic assets

No issues.

Flooding

Mapping layers show marginal section of the northern part of site is susceptible to surface water flooding and also part of the highway at this point. Strategic Flood Risk Assessment states site is entirely in Flood Zone 1, with minimal or no risk from surface water flooding. The Strategic Flood Risk Assessment recommends that the development may be permitted on flood risk grounds. Further investigation may be required by the developer and the council should be consulted as to whether a Flood Risk Assessment may be required. This will determine nature and scope of mitigation.

Highways

Access is available from Easingwold Road and Hag Lane. Visibility may be restricted and the developer would need to demonstrate that a safe and suitable access can be achieved.

<u>Conclusion</u>

ALT/E/122/003

The site is adjacent to an outlying group of buildings known as the Green and is therefore divorced from the main settlement of Raskelf. Development would therefore represent consolidation of existing sporadic development having a poor relationship with existing built form of main settlement. **Not a Preferred Site**.

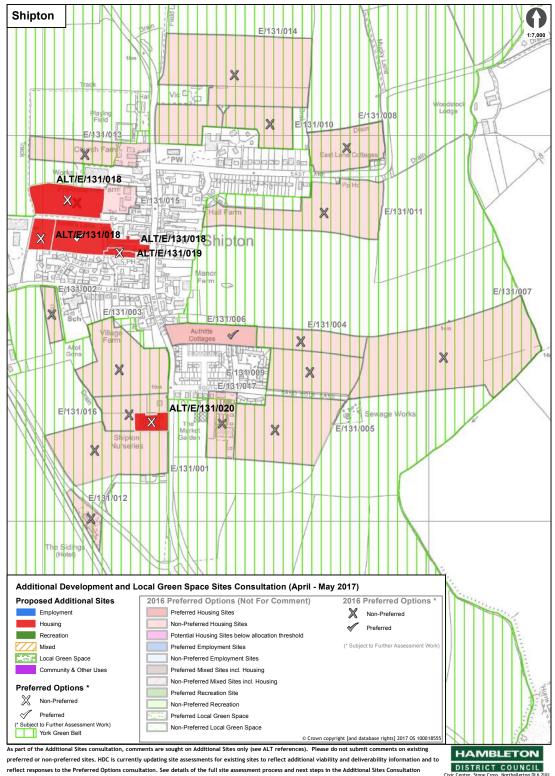


Picture 58 ALT/E/122/003

Question 50

Do you agree that site ALT/E/122/003 is not suitable for development and the reasons given? If not please explain why. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

Shipton by Beningbrough



 $Document, \textit{More detailed mapping can be viewed at www.hambleton.gov.uk/localplan.\,Map \,not \,for \,reproduction.}$

Picture 59 Shipton by Beningbrough

Site Reference	ALT/E/131/018
Parish	Shipton by Beningbrough
Address	Garage Site and Field to Rear of Main Street, Shipton by Beningbrough
Current Use	Garage and Open Fields
Proposed Use	Housing
Area (ha)	3.46 (includes site south of Burrell's Lane (2 ha) and to north of Burrell's Lane (1.46 ha).
Indicative Yield	100

Commentary

Environmental

Loss of greenfield land (part of the site fronting Main Street is brownfield).

Natural England note that Clifton Ings and Rawcliffe Meadows Sites of Special Scientific Interest are within the buffer zone (within 7km).

The main of the site sits behind existing residential development and is away from the highway. Noise mitigation may need to be considered for any new dwellings in proximity to Main Street (A19).

Connectivity

The site is split between Burrell's Lane but submitted as one development proposal for 100 dwellings. The site boundary includes the existing housing allocation (EH5, the garage site at Main street). This part of the site provides link to the highway and links to pavements in the village centre. Highways would need to advise on access suitability. The part of the site to the north of Burrell's Lane does not show an access to highway. Highways would need to advise on access to highway and pavements. Public Right of Way runs along Burrell's Lane and to the western end of part of the site. No cycle route evident.

Impact on character and form

The part of the site which includes a garage and fronts on to Main Street is an existing housing allocation in the LDF (EH4). This forms part of the existing built form. The proposed extension of this site, both to the south and north of Burrell's Lane, includes an extensive area of open countryside and development of this area at proposed scale would be prominent in significant views towards the settlement from the Public Right of Way. Development of the entire area would not fit well with form and character of settlement.

Impact on historic assets

No issues.

Flooding

Mapping layers show part of Burrell's Lane is susceptible to surface water flooding. This is also shows that part of the western end of the site which is to south of Burrell's Lane is susceptible to surface water flooding. Strategic Flood Risk Assessment states site is entirely in Flood Zone1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required. This will determine the nature and scope of any mitigation.

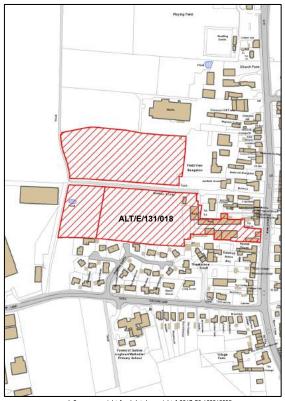
Highways

ALT/E/131/018

The part of site to north of Burrell's Lane has no direct connection/frontage to a highway maintenance at public expense. The part of site to south of Burrell's Lane has access on to Main Street. Developer would need to demonstrate that a safe and suitable access could be achieved. May require works to relocate existing informal crossing point on Main Street.

Conclusion

The part of the site which includes a garage and fronts on to Main Street is an existing housing allocation in the LDF (EH4). This forms part of the existing built form. The proposed extension of this site, both to the south and north of Burrell's Lane, includes an extensive area of open countryside which extends westwards. Development of this area at proposed scale would be prominent in significant views towards the settlement from the Public Right of Way. Development of the entire area would not fit well with form and character of settlement. The part of site to north of Burrell's Lane has no direct connection/frontage to a highway maintenance at public expense and is not deemed appropriate for development. Development of part of the site to the south of Burrell's Lane which would provide an extension of existing allocation at the garage site may be appropriate, subject to resolving any surface water flooding issues. The development would need to come forward in conjunction with the existing allocation (EH4) ensuring redevelopment of the garage site. Careful planning of layout and design would be required to deliver a lower density development (in the region of 25 dwellings) across part of the site to the south of Burrell's Lane. The existing allocation provides the access point to the highway (Main Street). Highways would be looking for any development to adhere to parking guidance with adequate parking within the curtilage of the new properties to ensure there is no displaced parking upon Main Street. Part Preferred Site.



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Picture 60 ALT/E/131/018

Question 51

Do you agree that part of site ALT/E/131/018 is an appropriate development site? If not, please outline your reasons. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

Site Reference	ALT/E/131/019
Parish	Shipton by Beningbrough
Address	Land to the Rear of Newton House, Main Street, Shipton By Beningbrough, North Yorkshire, YO30 1AB
Current Use	Storage / garaging / buildings
Proposed Use	Housing
Area (ha)	0.14
Indicative Yield	Potentially 5 dwellings

Commentary

Environmental

Natural England note that Clifton Ings and Rawcliffe Meadows Sites of Special Scientific Interest are within the buffer zone (within 7km).

Connectivity

Site boundary does not identify access to highway and so there are no links to pavements. Public Right of Way is in fairly close proximity to site. No cycle route evident.

Impact on character and form

The site is set behind existing residential development and so is not prominent in significant views towards the settlement. The site has limited impact on form and character as it is a small infill site. It is adjacent to an existing housing allocation.

Impact on historic assets

The Dawnay Arms adjacent to this site is a Grade II Listed Building.

Flooding

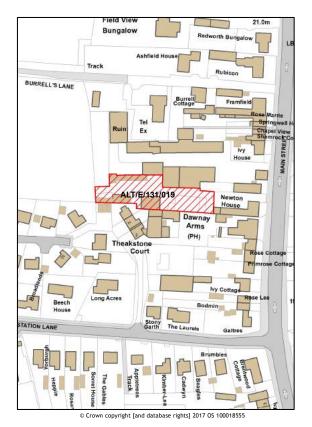
Mapping layers do not show evidence of surface water flooding. Strategic Flood Risk Assessment states site is entirely in Flood Zone 1, with minimal or no risk from surface water flooding. The Strategic Flood Risk Assessment recommends that the development may be permitted on flood risk grounds. Further investigation may be required by the developer and the council should be consulted as to whether a Flood Risk Assessment may be required. This will determine the nature and scope of any mitigation.

Highways

The site has no direct connection/frontage to a highway maintainable at the public expense.

Conclusion

The site has limited impact on form and character as it is a small infill site. However, the site boundary does not identify direct connection/frontage to a highway maintainable at the public expense. **Not a Preferred Site.**



Picture 61 ALT/E/131/019

Question 52

Do you agree that site ALT/E/131/019 is not suitable for development and the reasons given? If not please explain why. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

Site Reference	ALT/E/131/020
Parish	Shipton by Beningbrough
Address	Land at the Former Shipton Nurseries Site, Main Street, Shipton By Beningbrough, YO30 1BW
Current Use	Former Shipton Nurseries (includes redundant buildings)
Proposed Use	Housing
Area (ha)	0.41
Indicative Yield	5

Commentary

Environmental

Some loss of greenfield

The site is entirely within the York Green Belt.

Loss of Grade 3b agricultural land

The site fronts onto the A19 trunk road and is therefore subject to noise emanating from high traffic volumes. Mitigation would need to be considered.

Brick Clay Mineral Safeguarding Area.

Connectivity

There are pavements in close proximity to the site. Site fronts onto A19 which due to volume and speed of traffic does not encourage pedestrian access. No Public Right of Way in vicinity. No cycle route evident.

Impact on character and form

The site would be prominent on approach into the settlement.

The site does not fit well with form and character of settlement.

Impact on historic assets

No issues.

Flooding

Mapping layers do not show evidence of surface water flooding. Strategic Flood Risk Assessment states site is entirely in Flood Zone 1, with minimal or no risk from surface water flooding. The Strategic Flood Risk Assessment recommends that the development may be permitted on flood risk grounds. Further investigation may be required by the developer and the council should be consulted as to whether a Flood Risk Assessment may be required. This will determine the nature and scope of any mitigation.

Highways

Access acceptable onto A19 Main Street. Developer would need to demonstrate that a safe and suitable access can be achieved. Footway would need to be extended on Main Street to serve the site and extend existing footway / street lighting to serve the site.

Conclusion

ALT/E/131/020

The site is disconnected from the main built form of the settlement. The site does not fit well with form and character of settlement. The site would be prominent on approach into the settlement. The site is entirely within the York Green Belt. Site allocations will only be made in the green belt where there are very special circumstances for doing so and where there is clear justification, having regard to other planning policies and the availability of non-green belt sites. **Not a Preferred Site.**



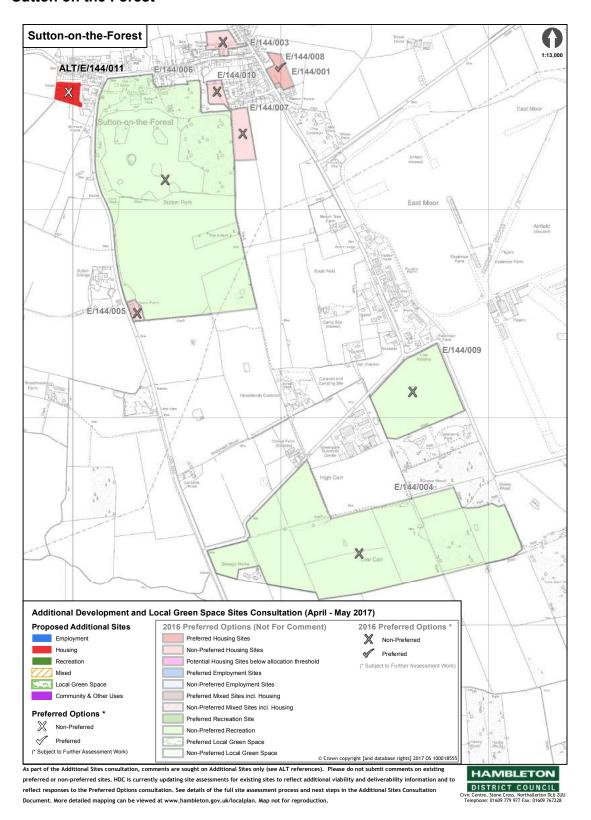
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Picture 62 ALT/E131/020

Question 53

Do you agree that site ALT/E/131/020 is not suitable for development and the reasons given? If not please explain why. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

7.5 Sutton on the Forest



Picture 63 Sutton on the forest

Site Reference	ALT/E/144/011
Parish	Sutton on the Forest
Address	Newton House Farmstead and Land/Forest Lodge, York Road, Sutton On The Forest, North Yorkshire
Current Use	Agricultural
Proposed Use	Housing (includes proposal for new road access on to Huby Road)
Area (ha)	1.42
Indicative Yield	15

ALT/E/144/011

Commentary

Environmental

Loss of greenfield site

Loss of Grade 3b agricultural land

Proposed new road and access could create noise requiring mitigation for existing residents.

Connectivity

The site boundary includes link to Newton Farm Court where there are existing pavements. There are pavements at the opposite side of the road which link to the village centre. The site boundary includes a proposal for new road to provide a link from the western end of site to the highway (Huby Road). Highways to advise on whether site has suitable access. Public Right of Way is in close proximity of site. No cycle route evident.

Impact on character and form

The main part of the site is set behind existing residential development and there is hedgerow and trees which provide screening from York road when approaching the settlement. However, there would be some visibility of new housing development when approaching the settlement from Huby and the proposed new road access to the site along the western edge of the site will be prominent in views towards the settlement. The hedgerow along the western edge of the existing built form (where the new road is proposed) is a prominent feature on the landscape and any impact or removal of this hedgerow would have negative impact on landscape.

The site does relate fairly well to the existing built form. However, development of the site would result in loss of open countryside which is key part of the character of the settlement and forms part of the landscape setting for former parkland of the Grade I Listed Sutton Park (non-designated park and garden) with number of Grade II Listed Buildings in its grounds, Sutton Hall Ice House Scheduled Monument and Sutton on the Forest Conservation Area.

Impact on historic assets

This site adjoins the boundary of the Sutton On The Forest Conservation Area. The loss of this open area and its subsequent development could harm elements which contribute to the significance of the Conservation Area.

Flooding

Mapping layers show marginal section of site is susceptible to surface water flooding (on part of site which is proposed for new road access). Strategic Flood Risk Assessment states site is entirely in Flood Zone1 and as the site extent exceeds 1ha, Flood Risk Assessment would be required. This will determine the nature and scope of any mitigation.

Highways

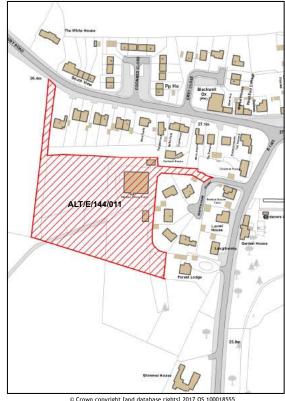
Access may be available onto Huby Road but it would need to be shown that suitable access widths could be provided in line with Local Highway Authority guidelines. Any internal road layout will need to comply with North Yorkshire County Council's highway design standards. For residential development the layout shall be designed to achieve a 20mph zone for the site. Developer to demonstrate that a safe and suitable access can be achieved. The site boundary also shows an access point from the proposed site into Newton Farm Court. Whilst there is an existing access there to access the farm, the site does not include a sufficient frontage to enable an access of acceptable standards to be formed onto the public highway. There does not appear to be sufficient room for passing vehicles. Provision of a footway may be difficult.

Conclusion

Development of the site would result in loss of open countryside which is key part of the character of the settlement and forms part of the landscape setting for former parkland of the Grade I Listed Sutton Park, with number of Grade II Listed Buildings in its grounds, Sutton

ALT/E/144/011

Hall Ice House Scheduled Monument and Sutton on the Forest Conservation Area. Loss of this open area and its subsequent development could harm elements which contribute to the significance of the Conservation Area. The proposed new road access to the site from Huby Road which would run along the western edge of the site will be prominent in views towards the settlement and would become prominent part of landscape. The site does not include a sufficient frontage to enable an access of acceptable standards to be formed onto the public highway via Newton Farm Court. Not a Preferred Site.



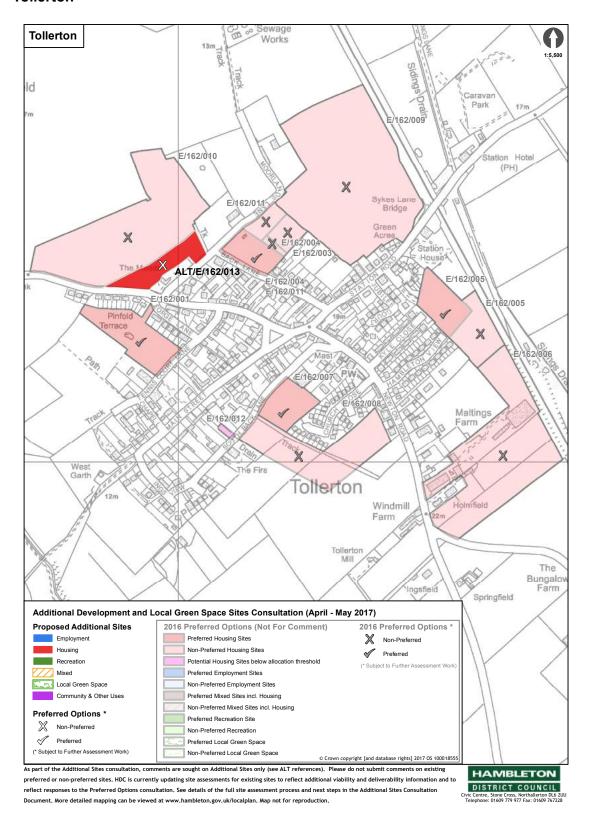
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Picture 64 ALT/E/144/011

Question 54

Do you agree that site ALT/E/144/011 is not suitable for development and the reasons given? If not please explain why. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

7.6 Tollerton



Picture 65 Tollerton

Site Reference	ALT/E/162/013
Parish	Tollerton
Address	OS Field 9840, Land North of Alne Rd, Adjacent to The Meads, Tollerton, North Yorkshire
Current Use	Rough Pasture
Proposed Use	Housing
Area (ha)	0.74
Indicative Yield	20

Commentary

Environmental

Some loss of greenfield land

Loss of Grade 3b agricultural land

Trees protected by Tree Preservation Order are on boundary of site.

Sand and Gravel Mineral Safeguarding Area.

Connectivity

There are pavements on the opposite side of the road to which the site fronts on to. Public Right of Way within village but no direct links to site. No cycle routes evident.

Impact on character and form

The site would have prominence in significant views towards the settlement. The site would result in loss of open countryside and impact on rural land scape setting which is key to character of this part of the settlement and Conservation Area. The site relates fairly well to the existing built form. There is potential to impact on character of area. The site is adjacent to a detached property with open grounds / garden. A new development would not be in keeping with character of area and adjacent Conservation Area.

Impact on historic assets

No comments made by Historic England.

Flooding

Mapping layers do not show evidence of surface water flooding on site. Some susceptibility on Alne road evident which site fronts on to. Strategic Flood Risk Assessment states site is entirely in Flood Zone 1, with minimal or no risk from surface water flooding. The Strategic Flood Risk Assessment recommends that the development may be permitted on flood risk grounds. Further investigation may be required by the developer and the council should be consulted as to whether a Flood Risk Assessment may be required. This will determine the nature and scope of any mitigation.

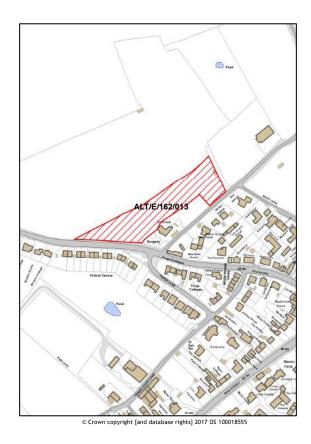
Highways

Access could be achieved on Alne Road. Access cannot be achieved on Moorlands Lane due to narrow carriageway width and poor visibility at Moorlands Lane / Alne Road junction. Developer would need to demonstrate a safe and suitable access can be achieved onto Alne Road.

ALT/E/162/013

Conclusion

The site would have prominence in significant views towards the settlement. The site would result in loss of open countryside and impact on rural land scape setting which is key to character of this part of the settlement and Conservation Area. **Not a Preferred Site.**

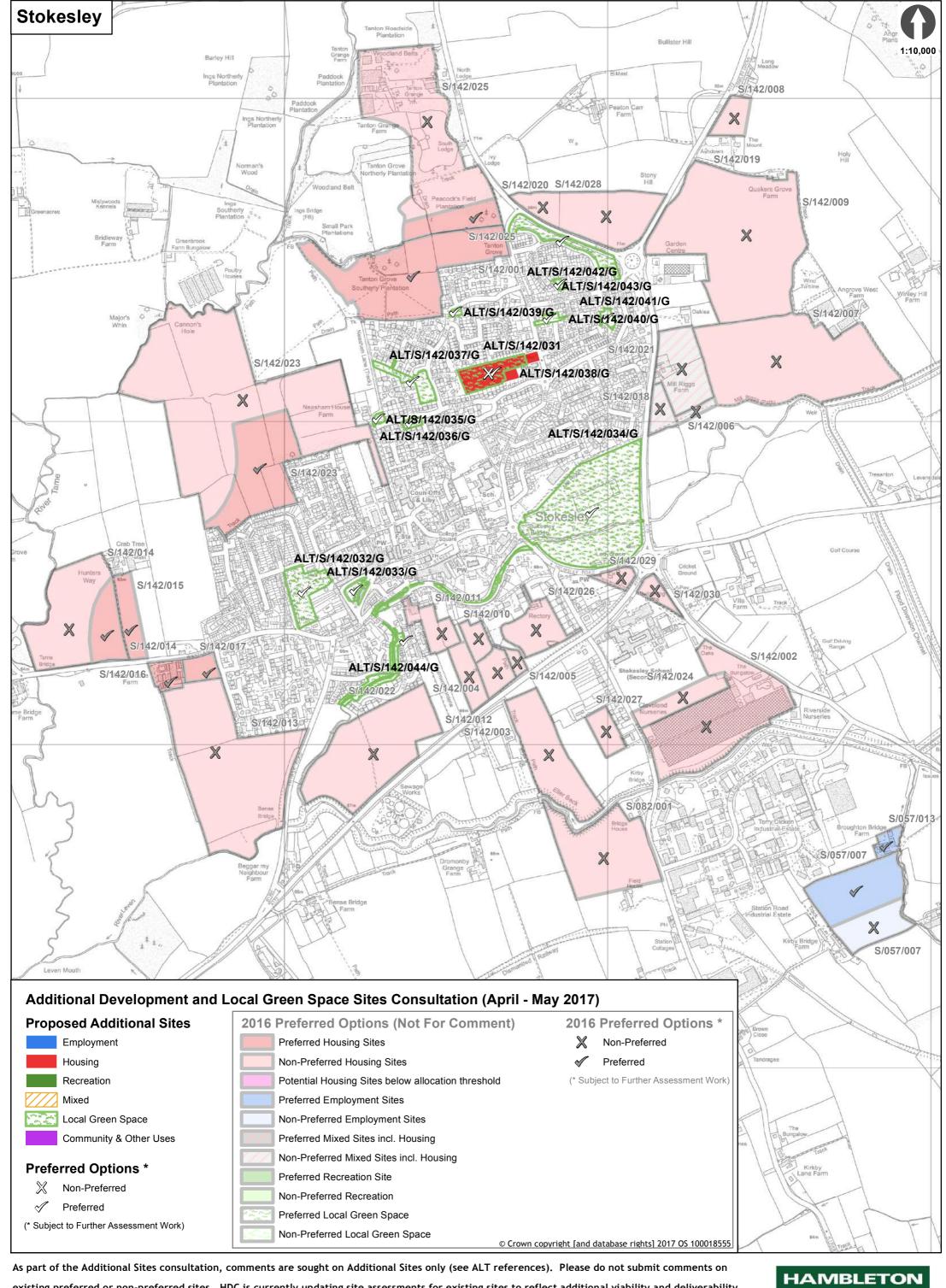


Picture 66 ALT/E/162/013

Question 55

Do you agree that site ALT/E/162/013 is not suitable for development and the reasons given? If not please explain why. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

Stokesley Sub Area



As part of the Additional Sites consultation, comments are sought on Additional Sites only (see ALT references). Please do not submit comments on existing preferred or non-preferred sites. HDC is currently updating site assessments for existing sites to reflect additional viability and deliverability information and to reflect responses to the Preferred Options consultation. See details of the full site assessment process and next steps in the Additional Sites Consultation Document. More detailed mapping can be viewed at www.hambleton.gov.uk/localplan. Map not for reproduction.



Site Reference	ALT/S/142/031
Parish	Stokesley
Address	Land to the Rear of St Josephs RC Church, Tanton Road, Stokesley, North Yorkshire, TS9 5HN
Current Use	Grazing and car park
Proposed Use	Housing
Area (ha)	1.54
Indicative Yield	39

Commentary

Environmental

Some loss of greenfield site (small section of site is carpark).

Loss of grade 3b agricultural land

Site within North Yorkshire Green Infrastructure Corridor

Site within Sand and Gravel Mineral Safeguarding Area.

Connectivity

There is a Public Right of Way to the western boundary of the site. There are footways to Tanton Road adjoining the site, connecting the site to the town centre and wider Public Right of Way network. There may be an opportunity to create a link through the site from Tanton Road to the Public Right of Way to the west of the site.

Impact on character and form

The site is within the settlement and is not prominent in views towards the settlement.

The development of the site would have a limited impact and would result in the loss of some green space within the settlement. Careful landscaping could serve to reduce the impact. The value of the green space will be determined by an independent green space assessment.

Impact on historic assets

No issues.

Flooding

Strategic Flood Risk Assessment states site is entirely in Flood Zone 1, but as site extent exceeds 1ha, a site specific Flood Risk Assessment will be required. This will determine the nature and scope of any mitigation. The surface water flooding maps indicate very limited areas are prone to surface water flooding, to the south eastern corner of the site and the the southern part of the western boundary.

Highways

Access is acceptable onto Tanton Road. The developer would need to demonstrate a safe and suitable access can be achieved.

Conclusion

ALT/S/142/031

The site is located within the existing settlement and forms a logical infill site, subject to the findings of a site specific flood risk assessment. Careful consideration would be required to ensure that high quality scheme can be achieved within the confines of the site boundaries. The majority of the site has been put forward for consideration for a greenspace designation. Subject to the findings of the greenspace report this site is a preferred site. **Preferred Site**



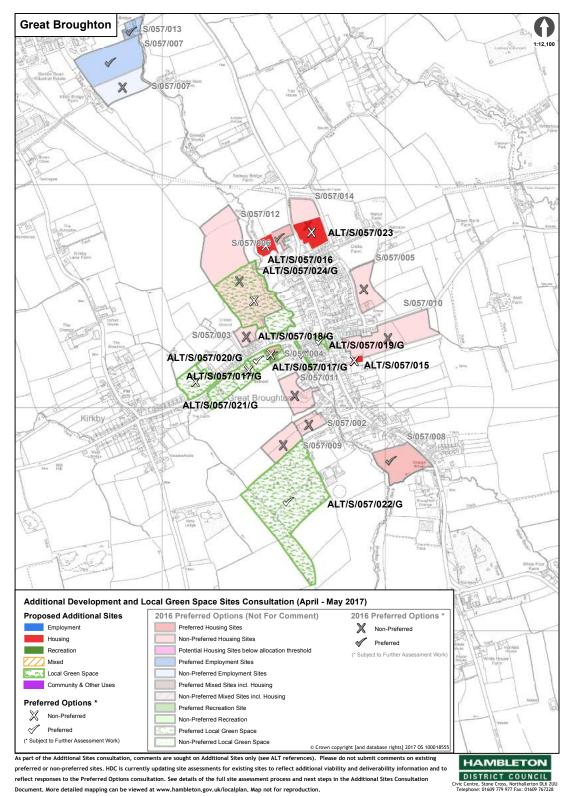
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Picture 68 ALT/S/142/031

Question 56

Do you agree that site ALT/S/142/031 is an appropriate development site? If not, please outline your reasons. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

8.1 Great Broughton



Picture 69 Great Broughton

Site Reference	ALT/S/057/015
Parish	Great Broughton
Address	Jet Miners Caravan Park, Rear of Jet Miners Inn, 61 High Street, Great Broughton, TS9 7EF
Current Use	Caravan site
Proposed Use	Housing
Area (ha)	0.16
Indicative Yield	5

Commentary

Environmental

Loss of grade 3b agricultural land

Site within North Yorkshire Green Infrastructure Corridor

The site is not within 500m of Local Nature Reserve

Site within Clay Mineral Safeguarding Area.

There is a possibility that noise and light from the pub could cause a disturbance to amenity of residents.

Connectivity

There is an existing Public Right of Way to the rear of the site, the eastern boundary, which connects to the wider Public Right of Way network. The site connects to the footway along high street through the Jet Miners car park. The access does not appear to be sufficiently wide enough for vehicular and pedestrian movement to be separated. Given the scale and location of the site there appears to be limited opportunity to create new or improved footpath or cycle links.

Impact on character and form

The site is located to the rear of the Jet Miners public house. The site can be viewed through the car park entrance of the public house. The site is not prominent from the high street. The site is not prominent form Ingleby Road, however there are glimpses of the site from Green Balk. Visibility of the site is reduced by the limited height of the existing structures and the existing landscaping. There are clear views from Green Balk to the North York Moors.

Development along the high street is linear in nature. There is limited development to the rear of the high street. There are caravans sited at the site, however the restricted height of the caravans and the existing landscaping limits the prominence of the site in views towards the settlement. Additional development at this location would have an impact on the form of the settlement.

Impact on historic assets

This site adjoins the boundary of the Great Broughton Conservation Area. The loss of this open area and its subsequent development could harm elements which contribute to the significance of the Conservation Area.

Flooding

Strategic Flood Risk Assessment states site is entirely in Flood Zone 1, with minimal or no risk from surface water flooding.

ALT/S/057/015

Highways

The site does not appear to have sufficient frontage to enable an access of acceptable standards to be formed onto The High Street. Developer to demonstrate that a safe and suitable access can be achieved.

Conclusion

Highways do not consider that there is a sufficient access to the site. Development of the site for residential dwellings would not relate well to the existing form of the settlement. Whilst the site is currently used for the siting of caravans, these are small, limited height. The development is located to the rear of a pub and pub car park which has the potential to cause disturbance to residents and would impact on connection between the site and the high street. **Not a preferred site.**



Picture 70

Question 57

Do you agree that site ALT/S/057/015 is not suitable for development and the reasons given? If not please explain why. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

Site Reference	ALT/S/057/016
Parish	Great Broughton
Address	Land Adjacent to Broughton Beck, North of Hallgarth, Great Broughton, North Yorkshire
Current Use	Agricultural
Proposed Use	Housing
Area (ha)	0.70
Indicative Yield	7 - 10

Commentary

Environmental

Loss of greenfield site

Loss of grade 3b agricultural land

Site within North Yorkshire Green Infrastructure Corridor

Site within Clay Mineral Safeguarding Area.

Connectivity

There are footways to high street and to Hallgarth. There are no Public Right of Way through the site or adjoining the site. There are Public Right of Ways to the south of the site off the high street which connect to the wider Public Right of Way network. Given the scale and location of the site there is limited opportunity for new links to footpaths and cycleways.

Impact on character and form

The existing tree coverage limits the prominence of the site from the B1257.

Development of the site would have a limited impact on the character and form of the settlement and would extend the settlement further northwards.

The site is not level, the site levels fall from east to west.

Impact on historic assets

No issues.

Flooding

The Strategic Flood Risk Assessment indicates that a small part of the site falls within Flood Zone 3a. It states that the flood risk in parts of the development footprint currently within Flood Zone 2 could potentially increase to Flood Zone 3 magnitudes in future due to climate change. The Strategic Flood Risk Assessment indicates that consideration should be given to the layout and design. A sites specific Flood Risk Assessment will be required, this will determine the nature and scope of any mitigation.

Highways

Access could be achieved onto Hallgarth, minor improvements to footways may be required to serve the site.

Conclusion

ALT/S/057/016

The site is not prominent in views towards the settlement and access can be achieved. Whilst the site would extend the settlement form towards the north, the impact of the extension is reduced by the current limited prominence. The site could be suitable for allocation however, further investigation would be required to ensure topography of the site and the outcomes of the flood risk would not impact on the achievability of a suitable scheme. The potential yield of the site may be reduced and unlikely to deliver more than 5 dwellings in which case the site would not be suitable for allocation. **Not a preferred site**



Picture 71 ALT/S/057/016

Question 58

Do you agree that site ALT/S/057/016 is not suitable for development and the reasons given? If not please explain why. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

Site Reference	ALT/S/057/023
Parish	Great Broughton
Address	Land North Of Green Court, 1 High Street, Great Broughton, North Yorkshire
Current Use	Agricultural
Proposed Use	Residential
Area (ha)	1.4
Indicative Yield	35 dwellings

Commentary

Environmental

Loss of greenfield site

Loss of grade 3 agricultural land

Site within North Yorkshire Green Infrastructure Corridor

Site within Brick and Clay Mineral Safeguarding Area.

Connectivity

There is an existing bridleway to the north of the site, beyond back lane and a range of public rights of way that go out into the wider countryside from the south of the site. There is no pavement along side the site or immediately adjacent to the site. The potential to extend the existing pavement to the site should be discussed with North Yorkshire County Council.

Impact on character and form

The reduced site is prominent from the bridge on the B1257 to the north of Great Broughton. Prior to that point there are limited views into Great Broughton and the site. The site is located adjacent to the existing settlement form. The site presently open with views to the surrounding countryside and north North York Moors. Development of the reduced site would still extend the settlement northwards and would have an impact on the character and form of the settlement. There is scope to mitigate against the potential impact through careful consideration of design, layout and landscaping.

Impact on historic assets

No issues

Flooding

The site is entirely within flood zone 1, however the site is over 1 hectare and a site specific flood risk assessment.

Highways

Access is available on B1257 however visibility may be difficult to achieve. Developer to demonstrate that a safe and suitable access can be achieved. The majority of the frontage onto Back Lane is subject to a one way restriction, access could be achieved but this would require works to improve the existing major road and extend existing footway and street lighting to serve the site.

ALT/S/057/023

Conclusion

Development of the whole site, even at this reduced size would still have an impact on the form and character of the settlement due to the fairly open nature of the site. A safe and suitable access would need to be demonstrated. Consideration would also need to be given to the overall scale of development needed within Great Broughton. **Not a Preferred Site**

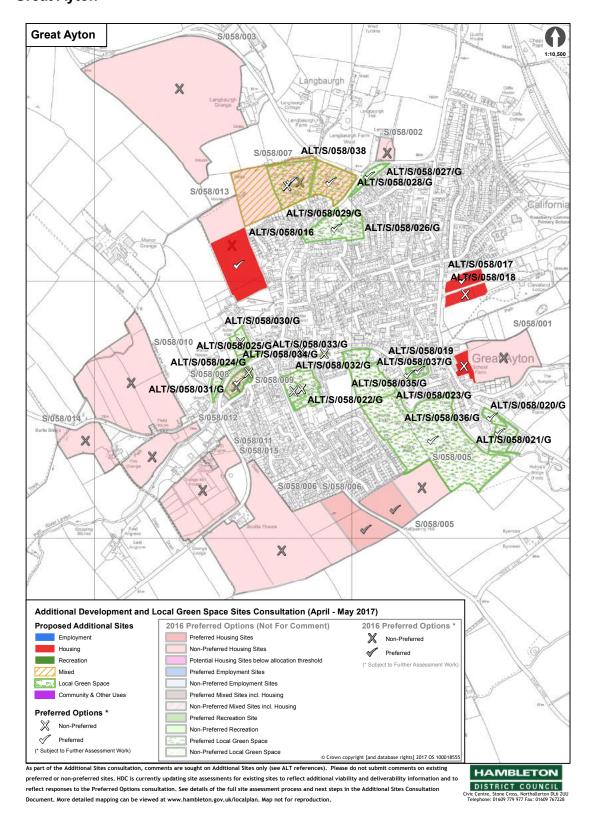


Picture 72 ALT/S/057/023

Question 59

Do you agree that site ALT/S/057/023 is not suitable for development and the reasons given? If not please explain why. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

8.2 Great Ayton



Picture 73 Great Ayton

Site Reference	ALT/S/058/016
Parish	Great Ayton
Address	Land off Skottowe Cresent to the West of Great Ayton, North Yorkshire
Current Use	Agricultural
Proposed Use	Housing
Area (ha)	3.61
Indicative Yield	Up to 49

Commentary

Environmental

Loss of greenfield site

Loss of grade 3b agricultural land

Site within North Yorkshire Green Infrastructure Corridor

Site within Sand and Gravel Mineral Safeguarding Area.

Natural England state site is within 2KM of the North York Moors National Park and state concern if any process could cause air pollution or if general combustion processes >50MW energy input.

Connectivity

There is an existing Public Right of Way to the Western boundary of the site and to the southern boundary of the site connecting the site with the wider Public Right of Way network. There are footways to Skottowe Crescent and to Church Drive. There is potential to provide new links to the footpaths.

Impact on character and form

The site will be prominent in views towards the settlement from the existing Public Right of Way network. Views from the existing road network approaching the settlement are limited due to the lie of the land and the existing landscape. The site would be visible from surrounding hillside.

The proposed site adjoins the existing built form, and relates reasonably well to the existing form of the settlement. The site is close to the boundary of the Great Ayton Conservation area and to Grade I and Grade II* Listed Buildings. Consideration to the site layout, scale and form of development would be required in order to ensure that development did not have a negative impact on the character of the area and cause harm to the setting of the listed buildings and conservation area.

Impact on historic assets

This site lies close to the boundary of the Great Ayton Conservation Area. The loss of this open area and its subsequent development could harm elements which contribute to the significance of the Conservation Area.

The loss of this site and its subsequent development could harm the setting of a number of Listed Buildings to the south of this site including the Grade I Listed Church of all Saints and the Grade II* Listed Ayton Hall.

Flooding

ALT/S/058/016

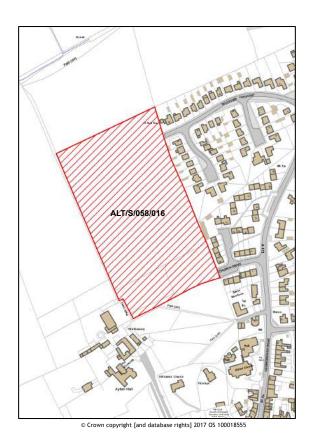
Strategic Flood Risk Assessment states site is entirely in Flood Zone 1, but as site extent exceeds 1ha, a site specific Flood Risk Assessment will be required. This will determine the nature and scope of any mitigation.

Highways

Access can be achieved from Skottowe Crescent, minor works may be required to extend the existing footway to serve the site.

Conclusion

This reduced site relates reasonably well to the existing form of the settlement. The site is close to the boundary of the Great Ayton Conservation Area and a number of listed buildings. Careful consideration would be needed to ensure that the layout, scale, massing and design of development would not cause harm to the elements that contribute to the significance of the conservation area or the setting of the listed buildings. The reduced site is considered suitable for residential development subject to demonstration that the scheme would not cause harm and subject to the findings of a site specific flood risk assessment. **Preferred Site**



Picture 74 ALT/S/058/016

Do you agree that site ALT/S/058/016 is an appropriate development site? If not, please outline your reasons. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site

Site Reference	ALT/S/058/017
Parish	Great Ayton
Address	Land to the North of Main Driveway, Adjacent to Newton Rd, Cleveland Lodge, Great Ayton
Current Use	Parkland associated with Cleveland Lodge
Proposed Use	Housing (Retirement village with element of extra care)
Area (ha)	0.78
Indicative Yield	Proposed provision 55 apartments and 12 Bungalows

Commentary

Environmental

Loss of parkland

Loss of grade 3b agricultural land

Site within North Yorkshire Green Infrastructure Corridor

The site is near (1 km) to cliff Ridge (Site of Special Scientific Interest).

There is a need to consider potential impact of the development on the North York Moors National Park.

Multiple trees which are protected by Tree Preservation Order line the southern boundary of the site. There is a group of such trees to the northern and Western boundaries of the site.

Connectivity

There is a Public Right of Way to the south of the site which connects to the wider public right of way network. Access to the site is via Newton Road, the footway is on the opposite side of the road. There is limited potential to create new links to the Public Right of Way network given the scale and location of the site.

Impact on character and form

There are views of this side of the settlement from the wider landscape. The site is prominent from the Public Right of Way to the south of the site. Views into the site from Newton Road are limited due to the existing tree coverage.

Whilst the site bounds the existing settlement form, its landscape setting, being with in the grounds of a registered park and garden, gives the site a distinct character. It is considered that development of the site would have an impact on the character of the area. Part of the site is allocated for sheltered housing and high quality design and landscaping are identified as requirements within the existing allocation. This submission seeks an extension of the site boundary. Any development of the site would require careful consideration of the landscape setting, siting, scale and massing of development and the use of materials.

Impact on historic assets

The loss of this site and its subsequent development could harm the setting of the Grade II Listed Cleveland Lodge. The site is within the non-designated heritage asset - Cleveland Lodge Park and Gardens.

Flooding

ALT/S/058/017

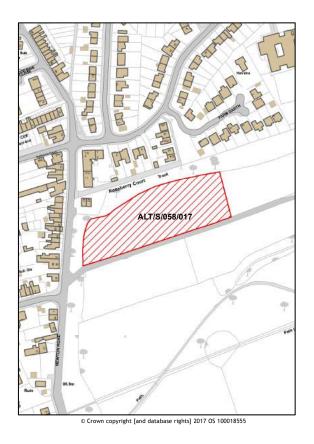
Strategic Flood Risk Assessment states site is entirely in Flood Zone 1, but with significant risk from surface water flooding. A site specific Flood Risk Assessment will be required. This will indicate any mitigation requirements.

Highways

The site has no direct frontage to a highway maintainable at the public expense.

Conclusion

The site has no direct frontage to a highway, the site is within a non designated heritage asset and could cause harm to the setting of the Grade II listed Cleveland Lodge. The site does not relate well to the existing character and form of the settlement and its location within a non designated heritage asset. Part of the site is allocated (2010) for sheltered housing and high quality design and landscaping are identified as requirements within the existing allocation. This submission seeks an extension to the existing allocation to the east. Any development of the site would require careful consideration of the landscape setting, siting, scale and massing of development and the use of materials, the existing allocation could be maintained subject to the ability to demonstrate that a viable and deliverable scheme can be achieved. **Preferred Site (part)**



Picture 75 ALT/S/058/017

Do you agree that the existing allocated part of site ALT/S/058/017 is an appropriate development site? If not, please outline your reasons. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

Site Reference	ALT/S/058/018
Parish	Great Ayton
Address	Land to the South of Main Driveway, Adjacent to Newton Rd, Cleveland Lodge, Great Ayton
Current Use	Residential land associated with Cleveland Lodge
Proposed Use	Housing (bungalows for over 60's)
Area (ha)	0.83
Indicative Yield	20

Commentary

Environmental

Loss of parkland

Loss of grade 3b agricultural land

Site within North Yorkshire Green Infrastructure Corridor

There is a need to consider potential impact of the development on the North York Moors National Park.

Multiple trees which are protected by Tree Preservation Order line the northern boundary of the site. There is a group of such trees to the Western boundaries of the site.

The site is near (1 km) to cliff Ridge (Site of Special Scientific Interest).

Connectivity

There is a Public Right of Way to the south of the site which connects to the wider Public Right of Way network. Access to the site is via Newton Road, the footway is on the opposite side of the road. There is limited potential to create new links to the Public Right of Way network given the scale and location of the site.

Impact on character and form

There are views of this side of the settlement from the wider landscape. The site is prominent from the Public Right of Way network and particularly from the Public Right of Way to the south of the site. Views into the site from Newton Road are limited due to the existing tree coverage.

Whilst the site bounds the existing settlement form, its landscape setting, being with in the grounds of a registered park and garden, gives the site a distinct character. It is considered that development of the site would have an impact on the character of the area.

Impact on historic assets

The loss of this site and its subsequent development could harm the setting of the Grade II Listed Cleveland Lodge. The site is within the non-designated heritage asset - Cleveland Lodge Park and Gardens.

Flooding

Strategic Flood Risk Assessment states site is entirely in Flood Zone 1, with minimal or no risk from surface water flooding.

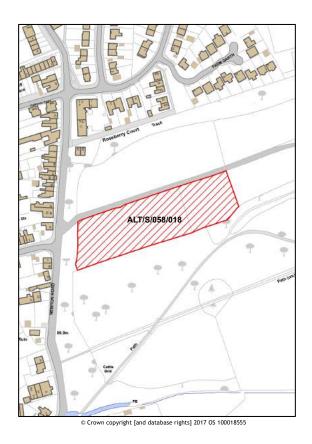
Highways

The site has no direct frontage to the highway.

Site Reference	ALT/S/058/018

Conclusion

The site has no direct frontage to a highway, the site is within a non designated heritage asset and could cause harm to the setting of the Grade II listed Cleveland Lodge. The site does not relate well to the existing character and form of the settlement and its location within a non designated heritage asset. **Not a Preferred Site**



Picture 76 ALT/S/058/018

Question 62

Do you agree that site ALT/S/058/018 is not suitable for development and the reasons given? If not please explain why. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

Site Reference	ALT/S/058/019
Parish	Great Ayton
Address	Land at School Farm, Fronting Station Road, Great Ayton
Current Use	Agricultural (the site comprises farm buildings and a farm shop).
Proposed Use	Housing
Area (ha)	0.61
Indicative Yield	15

Commentary

Environmental

Loss of grade 3b agricultural land

Site within North Yorkshire Green Infrastructure Corridor

Natural England states all development proposals of more than 5 residential dwellings with significant impact on landscape of North York Moors National Park.

The site is over 1km from Cliff Ridge Site of Special Scientific Interest.

Connectivity

There is a Public Right of Way to the north of the site. There are footways to both sites of station road, they are narrow in places. The scale and location of the site limit the potential to create new links.

Impact on character and form

The site can be seen from the wider landscape. Views from footpath to Cliff Ridge. The site visible from the Public Right of Way to the north of the site, however this is limited due to the existing tree coverage to the north of the site. There are important glimpses through the site from Station Road to the hills beyond. The development in this location is of a linear nature. The Barn at School Farm meets criteria for a non designated heritage asset. Development that resulted in the loss of the Barn would have an impact on the character of the settlement.

Impact on historic assets

Part of this site lies within the Great Ayton Conservation Area. The loss of this open area and its subsequent development could harm elements which contribute to the significance of the Conservation Area.

The Barn at School Farm meets the criteria for non designated heritage assets, as defined in the recent planning application. Development that resulted in the loss of the Barn would have an impact on the character of the settlement.

Flooding

The Strategic Flood Risk Assessment states the site is entirely within Flood Zone 1 and indicates that the site should be permitted on flood risk grounds subject to consultation with Local Planning Authority.

Highways

ALT/S/058/019

The site has two frontages onto Station Road, the southern frontage is not of sufficient size to enable an access of acceptable standards. For the northern frontage the developer would need to demonstrate that a safe and suitable access could be achieved onto Station Road, existing boundary walls could interrupt visibility splays.

Conclusion

Development of the site for residential purposes would impact on the existing agricultural business and farm shop although it is noted that the current tenancy is expected to end in May 2017. Residential development could impact on the non designated heritage asset within the site and would impact on the character and form of the settlement. There is uncertainty whether a safe and suitable access into the site from the north could be achieved. There may be opportunities within the preferred options policies to support some more limited small scale development, and/or to consider the conversion of the non designated heritage asset. This is likely to result in a potential yield below the threshold for allocation. **Not a preferred site.**



Picture 77 ALT/S/058/019

Do you agree that site ALT/S/058/019 is not suitable for development and the reasons given? If not please explain why. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

Site Reference	ALT/S/058/038
Parish	Great Ayton
Address	Land Between Guisborough Rd and B1292, Great Ayton, North Yorkshire
Current Use	Allotments and agricultural use
Proposed Use	Mixed (Residential and allotments)
Area (ha)	7.46
Indicative Yield	40-50

Commentary

Environmental

Some loss of grade 3b agricultural land (two thirds of the site is currently allotments) Site within Sand and Gravel Mineral Safeguarding Area.

The site is within the North Yorkshire Green Infrastructure Corridor and part of site is currently used for allotments. Allotments are proposed to move from the eastern part of the site to the western part of the site with potential for wider community uses. The impacts on the Green infrastructure are unknown at this stage.

There is a need to consider potential impact of the development on protected sites (North York Moors National Park).

Connectivity

There is a PROW through the site. There is no existing footway to the B1292. There are footways on either side of Guisborough Road. There are footways to Skottowe Drive. There is a potential to improve links.

Impact on character and form

The site is prominent in views towards the settlement from the B1292. The site is prominent from Guisborough Road. The site adjoins development to the north of Guisborough Road at Skottowe Drive. Views of which can be seen from Guisborough Road. The views of existing development to Skottowe Drive are limited to views of rooftops from the B1292. The development of the agricultural field for the replacement allotments would have an impact on the impact on the character of the settlement at this location. The change of use of the eastern part of the allotments to residential would have an impact on the form and character of the settlement. The site is identified as green space / infrastructure within the Settlement Character Study (2016). An independent consultant is also assessing the site for possible green space designation.

Impact on historic assets

The impact of the development of these sites upon the historic environment is uncertain. There are a number of Grade II Listed Buildings to the north of this area. The loss of this currently-open area and its subsequent development could harm elements which contribute to its significance.

Flooding

ALT/S/058/038

Mapping layers indicate that small parts of the site have a history of surface water flooding. This is indicated along the boundary with the B1292, and to the north western corner of the site and alongside the western boundary of the site. SFRA states the site is entirely within flood zone 1 however the site is over 1 hectare a site specific flood risk assessment will be required.

Highways

Same comments as previous when for housing ref S/058/007. Access onto the B1292 is acceptable. Minor works may be required to extend the existing footway to serve the site. The site will require additional public transport facilities/service provision and it is likely that a controlled crossing facility is required on the A173.

Conclusion

Whilst the site is within flood zone 1 it is a prominent site which currently provides allotments. It is noted that the level of provision of allotments will be maintained and it is proposed that the agricultural field in the western part of the site is proposed to provide for the allotments displaced by proposed residential development and have the potential for other community uses if required. Residential development in the eastern part of the site, and change of use from agriculture to allotments in the west would impact on the character of the area due to its elevated position and prominence in views towards the settlement. The loss of the currently open area could potential cause harm to elements which contribute to the significance of the Grade II listed Building. **Not a preferred site.**

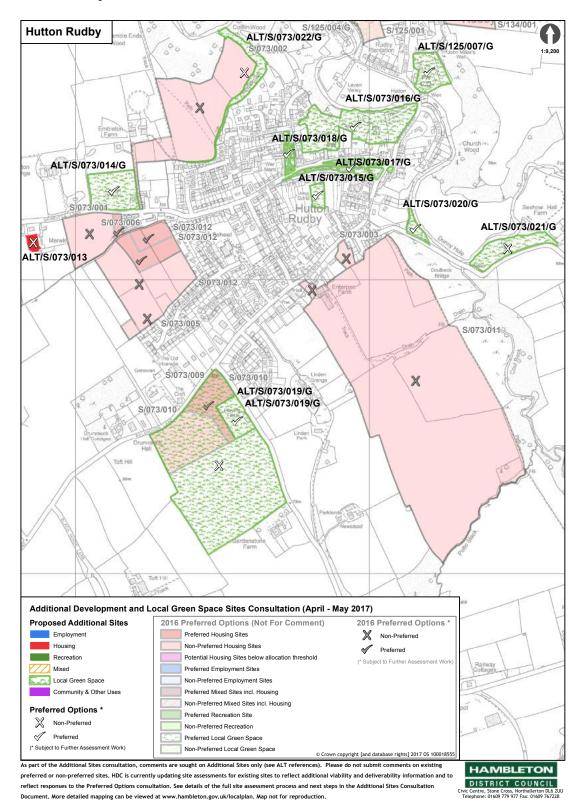


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Picture 78 ALT/S/058/038

Do you agree that site ALT/S/058/038 is not suitable for development and the reasons given? If not please explain why. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

8.3 Hutton Rudby



Picture 79 Hutton Rudby

Site Reference	ALT/S/073/013
Parish	Hutton Rudby
Address	Land at Marwin (Brown Field Site), Behind Fir Tree House, Garbutts Lane, Hutton Rudby
Current Use	Farm buildings
Proposed Use	Housing
Area (ha)	0.25
Indicative Yield	Up to 6 dwellings

Commentary

Environmental

Loss of grade 3b agricultural land

Connectivity

There is a sustrans route to the north of the site along Garbutts Lane, there is a Public Right of Way south of the site. There is no footway to Garbutts Lane at this location. Due to the size and location of this site there is little potential for new links to footpaths and cycle routes.

Impact on character and form

The site is prominent in views towards Hutton Rudby from Garbutts Lane. The site is also visible from Campion Lane. The site is isolated from the existing form of the settlement. Additional residential development would have an impact on the character and form.

Impact on historic assets

No issues.

Flooding

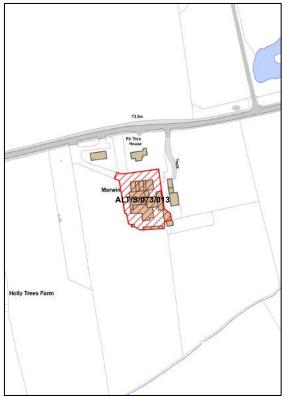
The Strategic Flood Risk Assessment states the site is entirely within Flood Zone 1 and indicates that the site should be permitted on flood risk grounds subject to consultation with Local Planning Authority.

Highways

The site has no direct frontage to a highway maintainable at the public expense.

Conclusion

The site is within flood zone 1 and does not impact on any historic assets. There is no direct access to the highway. This site does not relate well to the form and character of the settlement, it is isolated from the existing settlement form and there is no footway to the site. The site is prominent in views towards the settlement. **Not a preferred site**

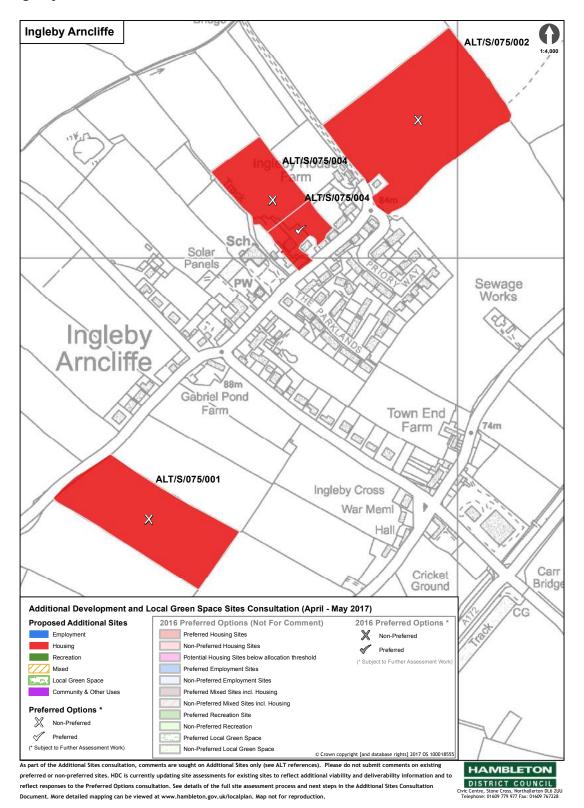


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Picture 80 ALT/S/073/013

Do you agree that site ALT/S/073/013 is not suitable for development and the reasons given? If not please explain why. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

8.4 Ingleby Arncliffe



Picture 81 Ingleby Arncliffe

Site Reference	ALT/S/075/001
Parish	Ingleby Arncliffe
Address	The "Far Field", Land to the South West of Ingleby Arncliffe
Current Use	Agricultural
Proposed Use	Housing
Area (ha)	2.42
Indicative Yield	Up to 60

Commentary

Environmental

Loss of greenfield site

Loss of grade 3b agricultural land

Site within North Yorkshire Green Infrastructure Corridor

Site within Sand and Gravel Mineral Safeguarding Area.

There is a need to consider potential impact of the development on protected sites (North York Moors National Park).

Connectivity

There is a small section of Public Right of Way to the south west of the site. There is no footway connecting the site to the settlement at this location. Given the location of the site there is limited scope for new links.

Impact on character and form

The site is visible from the A19, and from the access road. The site is visible from the A172.

The site is separated from the existing form of the settlement. Development of the site would have a negative impact on the form and character of the settlement.

Impact on historic assets

No issues.

Flooding

Strategic Flood Risk Assessment states site is entirely in Flood Zone 1, but as site extent exceeds 1ha, a site specific Flood Risk Assessment will be required. This will determine the nature and scope of any mitigation.

Highways

Access could be achieved onto U1890, substantial highway widening throughout its extents are required. Street lighting and pedestrian links would need to be extended for the settlement to serve this development. Developer to demonstrate that a safe and suitable access could be achieved.

Conclusion

Site Reference ALT/S/075/001

The site is available and there are no predicted impacts on historic assets or significant flood risk. However the site is separated from the existing settlement and is prominent and highways indicate that substantial works would be required to enable development. **Not a preferred** site



Picture 82 ALT/S/075/001

Question 66

Do you agree that site ALT/S/075/001 is not suitable for development and the reasons given? If not please explain why. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

Site Reference	ALT/S/075/002
Parish	Ingleby Arncliffe
Address	Land Adjacent to Greenacres, Springfield Farm, North East of Ingleby Arncliffe
Current Use	Agricultural
Proposed Use	Housing
Area (ha)	3.82
Indicative Yield	20

Commentary

Environmental

Loss of greenfield site

Loss of grade 3b agricultural land

Site within Mineral Safeguarding Area for Sand, Gravel and Clay.

The site is within 2 Km of North York Moors Site of Special Scientific Interest.

There is a need to consider potential impact of the development on protected sites (North York Moors National Park) and the Cleveland Way.

Connectivity

A Public Right of Way runs through the site to the south eastern boundary and the north eastern boundary. There is a bridleway to the south western boundary. These connect to the wider footpath network. There is a footway to Priory Way. There is limited potential for new links to footpaths and cycleways.

Impact on character and form

Development to the south of the site is visible from the A172.

Part of the site adjoins the settlement form however this is a large site and development of the whole site would form a significant extension to the village.

Impact on historic assets

No issues.

Flooding

Strategic Flood Risk Assessment states site is entirely in Flood Zone 1, but as site extent exceeds 1ha, a site specific Flood Risk Assessment will be required. This will determine the nature and scope of any mitigation.

Highways

Access could be achieved onto U1892, would require major highway improvements to the surrounding highway network and junctions. Developer to demonstrate that a safe and suitable access could be achieved.

Conclusion

ALT/S/075/002

This is a substantial site and the development of the whole site would have an impact on the form of the settlement. Highways indicate that major highway improvements would be required to facilitate the development of the whole site. The site is not available until the end of the plan period. A limited amount of development along the south western boundary, where it adjoins the existing form may be appropriate, however this is likely to be at a level below the allocation threshold. **Not a preferred site**



Picture 83 ALT/S/075/002

Question 67

Do you agree that site ALT/S/075/002 is not suitable for allocation and the reasons given? If not please explain why. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

Site Reference	ALT/S/075/004
Parish	Ingleby Arncliffe
Address	Land to the Rear of Norwood Cottage, East of C of E Primary School, Ingleby Arncliffe, North Yorks
Current Use	Coach premises and agricultural land
Proposed Use	Housing
Area (ha)	1.49
Indicative Yield	8 - 37

Commentary

Environmental

Some loss of greenfield site (site is part brownfield and part greenfield)

Loss of grade 3b agricultural land

North York Moors (Site of Special Scientific Interest) within 2km.

There is a need to consider potential impact of the development on protected sites (North York Moors National Park).

The site is within a minerals safeguarding area for Brick and Clay.

Connectivity

There is an existing Public Right of Way to the south western boundary of the site. There are no footways to Greengates. There is limited potential to create new links.

Impact on character and form

There are long distance views from the site towards the A19. Views from the A19 towards the site are obscured by existing buildings along the A19 and tree coverage. There are views of the existing buildings along Greengate. The site entrance is within existing development limits. The existing coach buildings are just outside development limits. Redevelopment of the existing developed area subject to design and layout would have a limited impact on the character and form of the settlement. The development of the whole site would have a significant impact on form and character of the settlement.

Impact on historic assets

No issues.

Flooding

Strategic Flood Risk Assessment states site is entirely in Flood Zone 1, but as site extent exceeds 1ha, a site specific Flood Risk Assessment will be required. This will determine the nature and scope of any mitigation.

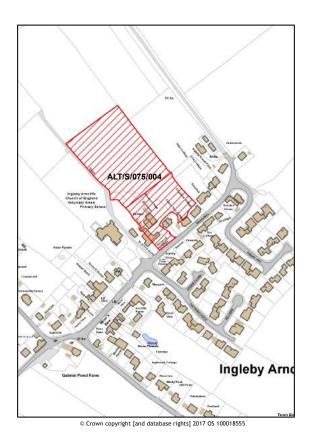
Highways

Access is available on U2787. Developer to demonstrate that a safe and suitable access can be achieved. Minor works may be required to extend existing footway and street lighting to serve the site.

Conclusion

ALT/S/075/004

The site is not available until the latter phases of the plan. However the site is within floodzone 1 and the southern part of the site occupied by hardstanding and coach premises relates reasonably well to the existing form of the settlement. The site may be able to accommodate some limited residential development subject to a high quality design and layout, and subject to highways advise. **Preferred Site (Part)**



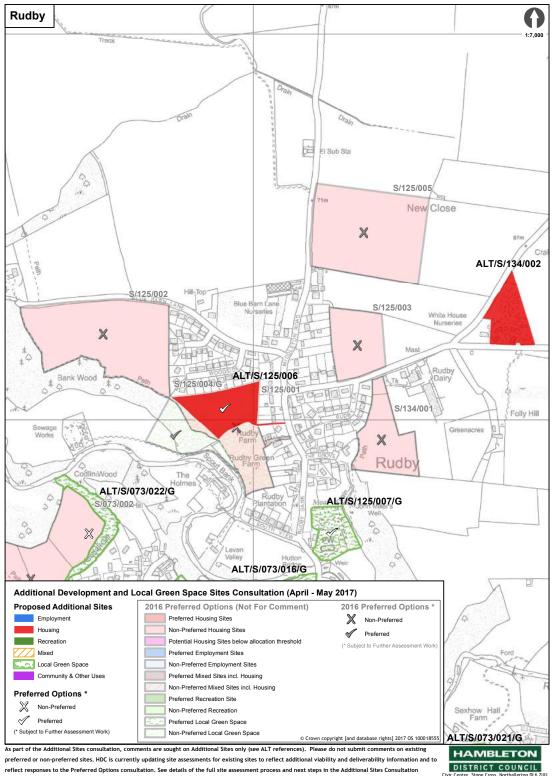
Picture 84 ALT/S/075/004

Question 68

Do you agree that part of site ALT/S/075/004 is an appropriate development site? If not, please outline your reasons. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

Do you agree that part of site ALT/S/075/004 is not suitable for development and the reasons given? If not please explain why. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

8.5 Rudby



 $Document, \textit{More detailed mapping can be viewed at www.hambleton.gov.uk/localplan.\,Map \,not \,for \,reproduction.}$

Picture 85 Rudby

Site Reference	ALT/S/125/006
Parish	Rudby
Address	Land to west of Rudby Farm
Current Use	agricultural
Proposed Use	Residential
Area (ha)	1.94
Indicative Yield	24-50

Commentary

Environmental

The site is adjacent to the Leven Valley Woodlands SINC.

The site is within a minerals safeguarding area for Sand and Gravel and Brick and Clay.

The site is a greenfield site with an agricultural land classification of grade 3.

The site is within the green infrastructure corridor.

Connectivity

A Public Right of Way bounds the site to the west. There is presently no access to Rudby Bank. There are footways to Rudby Bank.

Impact on character and form

The site is not presently prominent from Rudby Bank. The site would be visible from Rudby Bank with the creation of proposed access. The site is prominent from the PROW which bounds the site to the west.

The site is not prominent from Rudby bank. Although the proposed access means the site would become visible. The site would not have a significant impact on the built form of the settlement. The site does have two Public Rights Of Way along the western edge. Development of the site could impact on the character of the space as viewed from the Public Right Of Way. Mitigation measures including a high quality design and landscape scheme for the site may serve to reduce the potential impact. The site has been put forward for consideration as Greenspace. The Greenspace assessment indicates that the part of the site that is considered herein is not recommended for greenspace designation. There would be an impact on the wider landscape setting at this location and the setting of the conservation area.

Impact on historic assets

This site lies close to the boundary of the Hutton Rudby Conservation Area. The loss of this open area and its subsequent development could harm elements which contribute to the significance of the Conservation Area.

Flooding

Entirely in Flood Zone 1, the surface water flooding maps indicate limited areas prone to surface water flooding. The site extent exceeds 1Ha so a site specific Flood Risk Assessment is required.

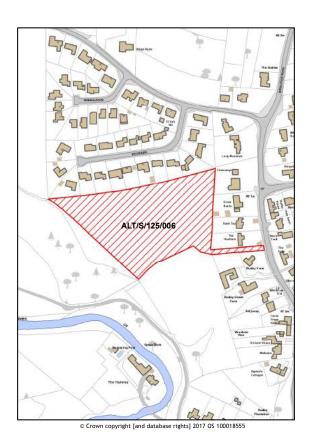
Highways

ALT/S/125/006

The site does not appear to have sufficient frontage onto Rudby Bank to enable an access of acceptable standards to be formed onto the public highway. The developer would need to demonstrate that a safe and suitable access could be achieved.

Conclusion

The site would not have a significant impact on the form of the settlement but could have an impact on the character of the settlement. The loss of this open area could harm elements which contribute to the significance of the conservation area. The site has been put forward for consideration for greenspace designation, however the independent consultant does not recommend the designation of this part of the site as a greenspace. The site is presently within an other settlement. The Preferred Option is not to allocate in other settlements however consideration is currently being given to comments relating the settlement hierarchy and Rudby's position within it. Subject to the achievement of a safe and acceptable access and sensitively designed scheme the site is considered appropriate for development. **Preferred Site.**



Picture 86 ALT/S/125/006

Do you agree that site ALT/S/125/006 is an appropriate development site? If not, please outline your reasons. Are there any existing preferred or non-preferred sites which you think would be more suitable than this site?

Sites in 'Other' Settlements

9.1 The sites listed below were submitted as part of the Preferred Options Consultation. The Preferred Policy Approach is to make allocations in the Market towns, Service Villages and Secondary Villages. It is not proposed to allocate development sites in 'Other' villages but to rely on a criteria based approach for consideration of small scale development. There is a site identified below which is within in Rudby. It is proposed that Rudby is considered along site Hutton Rudby and a summary assessment of this site is contained within the section on Stokesley Sub Area.

Site Reference	Parish	Site Address	Site Size (hectares)	Proposed no. Dwellings
ALT/N/067/002	Hornby	Land Behind Grange Arms (PH), Hornby, Great Smeaton, Northallerton	1.93	6 - 10
ALT/T/100/001	Maunby	Part of OS Field 3146, Adj to Church, Maunby, North Yorkshire	0.72	Not specified
ALT/T/100/002	Maunby	Land Including War Memorial Field and Kings Cottage, Maunby, North Yorkshire	0.40	5
ALT/B/022/002	Burrill	Land and Buildings Adjacent to The Manor House, Cowling Road, Burrill, Bedale, DL8 1RL	0.71	8
ALT/B/048/011	Exelby	South View Field, Field Adjacent to Tentrees, Green Dragon PH and Leeming Lane, Exelby, Bedale	0.34	5
ALT/B/055/002	Gatenby	Gatenby Grange Farm Yard, Gatenby Grange,Gatenby, North Yorkshire, DL7 9NG	0.38	5
ALT/B/090/002	Langthorne	Part of OS Field 1074, Adjacent to Langthorne Hall & East Farm, Langthorne Village, North Yorkshire	0.56	6
ALT/B/143/001	Sutton Howgrave	Land Adjacent to Cherry Tree Cottage, Opp Prospect Gardens, Sutton Howgrave, North Yorkshire	0.68	5
ALT/E/153/007	Tholthorpe	Pond View Farm, Tholthorpe, York, North Yorkshire, YO61	5.16	Not specified
ALT/S/120/004	Potto	Clems Close, Adjacent to Cooper Lane, South of Potto, North Yorkshire	0.94	Not specified
ALT/S/125/006	Rudby	OS Field 0006, Rudby Bank, Rudby, North Yorkshire	1.94	24-48
ALT/S/128/008	Seamer	Field Adjacent to Hilton Road, Seamer Farm, Seamer, Stokesley	1.10	16
ALT/S/134/002	Skutterskelfe	Cleveland Hills View Holiday Park, Stokesley Road, Skutterskelfe TS15 0JL	1.52	24 caravans

Sites Under Allocation Threshold

10.1 A number of alternative development sites submitted as part of the Preferred Options Consultation are below the allocation threshold of 0.2 hectares or five dwellings. It is not considered appropriate to allocate sites below 0.2 ha or where sites are unlikely to have capacity to deliver five dwellings or more. The sites submitted which fall into this category are listed below.

Site Reference	Parish	Site Address	Site Size (hectares)	Proposed no. Dwellings
ALT/N/020/005	Brompton	Land to the South of The Glen, OS Field 2956, Little Lane, Brompton, Northallerton	0.33	3 - 4
ALT/S/057/016	Great Broughton	Land Adjacent to Broughton Beck, North of Hallgarth, Great Broughton, North Yorkshire	0.7	Likely to deliver less than 5
ALT/T/139/025	Sowerby	Land On The South Side Of Saxty Way, Sowerby, North Yorkshire	0.6	Likely to deliver less than 5 due to revised shape of site.

Site Selection Methodology

Introduction

- **11.1** One of the first steps in preparing a new Local Plan is to establish what land is available for development within the District over that time frame. This will inform site allocations in the new Local Plan.
- **11.2** As part of this landowners, agents and developers were invited to put forward land for potential development in the future. This 'Call for Sites' exercise ran between June 2015 and February 2016 and over 500 sites were put forward for potential development in Hambleton District.
- 11.3 A Site Selection methodology was established in order to set a rigorous and consistent approach to the assessment of all of the submitted sites. The aim of the site selection process is to secure development which best meets the objectives of the New Local Plan. It is a tool for Officers to objectively assess sites submitted to the Council to enable informed choices to be made on the selection of sites. The Site Assessment Methodology was presented to the Housing Market Partnership meeting in December 2015. The partnership includes a range of developers and agents who operate in the District.
- 11.4 As part of the Preferred Options consultation, views were sought on the recommendations for each site as presented in each site summary of the sub area documents. Where more appropriate alternative sites could be identified, details of the site were requested as part of the consultation responses. The district council received details for 83 alternative development sites, some of which were revisions to site boundaries submitted in the initial 'Call for Sites'.
- 11.5 The district council is applying the same Site Selection Methodology for the alternative development sites as that used for development sites submitted through the initial 'Call for Sites'. A more detailed overview of the process is set out below. A full copy of the Site Assessment Methodology is attached at the end of this section.
- 11.6 Sites put forward as part of the second tranche of proposals for green space designation have been assessed separately. The methodology, assessment and recommendations can be found in the Local Green Space Recommendations Report (March 2017). The district council is seeking comments on the recommendations in this report as part of the alternative Sites consultation.

Site Selection Process

11.7 There are three stages to the site selection process for proposed development sites. The first stage assesses the site against key eligibility criteria. This includes consideration of the scale of development and assessment against key constraints. The second stage is an assessment of the site against Local Plan Sustainability Appraisal objectives and the third stage considers the deliverability and viability of the site. In stages two and three, the performance of sites against the indicators has been coded using a traffic light system. A colour coding (red/amber/green) is used to indicate the relevant impact or suitability of the site.

Red: = Significant adverse effect: The site performs poorly against the relevant indicator

Amber: = Moderate adverse effect: The site performs adequately against the relevant indicator but there are some issues that need addressing

Green: = Non-adverse effect: The site performs well against the relevant indicator

Stage 1 - Site Eligibility Criteria

- **11.8** An initial sift of sites was carried out to identify sites that failed key eligibility criteria or that were subject to significant constraints which would prevent the site form coming forward. The following gateway criteria applied.
- **11.9** Scale of development
 - 1. For housing sites is the site able to deliver at least 5 dwellings or over 0.2 hectares
 - 2. For employment sites is the site a minimum of 0.25 hectares or at least 500m sq. of floor

- 3. space?
- 4. For gypsy, traveller and show people sites is the site able to accommodate up to 20 pitches?
- **11.10** If the answer was no to any of the above, the site would not pass the eligibility criteria. A list of housing sites which fell below 0.2 hectares is provided in section 9 of this document. All of the submitted employment sites met the above criteria. There were no alternative proposals for gypsy, traveller and show people sites.

Constraints

- 1. Is it within a nature conservation site or Scheduled Ancient Monument site?
- 2. Is the site within a major hazard buffer zone, e.g strategic gas, oil, naptha(1) and petrol
- pipelines.
- 4. Is the site within the Greenbelt?
- **11.11** If the answer was yes to one or more of the above the site failed eligibility criteria. In the case off major hazard buffer zones, the Health and Safety Executive's Land Use Planning Methodology was used to identify if development would be advised against. If the answer was no the site progressed to stage 2 of the assessment.
- 11.12 No sites were submitted that fell within a nature conservation site or on a Scheduled Ancient Monument. There were a number of sites that were submitted within a major hazard buffer zone. Our geographical information system (GIS) was used to identify which sites fell within the relevant consultation zones. As mentioned above, the Health and Safety Executive's Land Use Planning Methodology was used to identify if development would be advised against in these cases. A full assessment of any sites submitted in the green belt has been carried out, however at this stage there will be no preferred sites identified on any land within the greenbelt.

Stage 2 Site assessment

11.13 Stage two of the site selection process involved an assessment of the sites against the Local Plan Sustainability Appraisal Objectives. The table below identifies the Sustainability Appraisal Objective, the Site Selection Criteria, Sources of Data / Information and brief Scoring Guidance.

SA Objective	Site Selection Criteria	Data / Information	Scoring Guidance
To protect and enhance biodiversity and geo-diversity.	Would the development impact on nationally and internationally protected sites (SSSI, SINCs) in close proximity to the site?	GIS data (500m buffer) &	Red – If the site is wholly or partly within a SSSI, SINC .
		Advice from Natural England	Amber – if the site is within the buffer zone (as identified by NE for SSSI) but there is scope to mitigate.
			Green – if the site is outside the buffer zone
	Does the site have any biodiversity issues?	Third party advice, the Data Centre	Red – Data indicates area of high biodiversity value
			Amber – as observed on site there is a potential for biodiversity
			Green – limited potential for biodiversity / observations and data. Limited opportunities on site providing habitat.
	Would the development impact on a local nature	GIS – 500m buffer	Red – the site is wholly or partly within a nature reserve.
	reserve?		Amber – If the site is adjacent to a nature reserve (within 500m)

SA Objective	Site Selection Criteria	Data / Information	Scoring Guidance
			Green – The site is not within 500m of a local nature reserve
	Are there any TPO trees on the site?	GIS	Red – Yes
			Amber – None on site, but immediately adjacent and could affect
			Green – None adjacent to or near
To protect and enhance water and reduce water consumption	Is the site within a source protection zone 1, 2 or 3?	GIS	RED - In zone 1 and employment / General Industry / Petrol Filling Stations Zone is proposed.
			Amber – In Zone 1, 2 or 3 if Housing or Zone 2 or 3 if Employment.
			Green – Not within a source protection zone
To protect and	Will the development promote low and zero carbon technologies and renewable sources		Red –
improve air quality and			Amber –
reduce climate change, in Will the development promote low and zero			Green – All development should address energy efficiency and sustainable building practices in line with relevant national standards
carbon technologies and renewable sources particular by providing a transport network which encourages	Is there links to footpaths and cycle routes?	Site visit, GIS	Red – Poor connectivity to routes suitable for cycling with little or no prospect of improvement / lack of pavements / poor road crossings / high traffic volume / speed does not encourage pedestrian access to services and or facilities.
the use of public transport, cycling and walking and minimises traffic congestion			Amber – ability to create or connect to an existing cycle route / some pedestrian access and safety issues which will need to be addressed through the design but mitigation should be possible / if significant PROW routes through or along edge of site
To ensure all groups of the population have access to adequate leisure			Green – Well served by existing cycle routes / Convenient and safe pedestrian routes to access services and facilities / good connections to PROW network

SA Objective	Site Selection Criteria		Data / Information	Scoring Guidance
facilities, recreational activities, health	Is there potential for new links to footpaths and cycle routes?		Site visit, NYCC commentary	This should reflect the scoring and commentary above and commentary from NYCC highways
services, education and training opportunities and to ensure health and well-being improves				Red – Little or no prospect of improved connectivity or creation of new routes / footpaths
				Amber – potential for new links to both footpaths and cycle routes / or PROW
				Green – Already well connected or very little off site works required to connect to the existing network
	Is there access to superfast broadband service?		Superfast North Yorkshire website	Red – Area not served and unlikely to be served in the short / medium term / significant costs of connection / no capacity
				Amber – Area served or will be in the short term / limited capacity
				Green – Area is served and has capacity
	Does the site have good connectivity to the following services and facilities? Measure distance between site and facility	Employment Area (including town centre)	GIS data (as the crow flys	Red – Further than 1600m – Most villages
				Amber – 800-1600m
				Green – less than 800m
				This should relate to major employment centres within the main industrial estates (including Leeming and Dalton), and the five main service centres, or employment centres outside the district.
		Primary school		Red – Over 1200m
				Amber – between 400m and 800 /1200m
				Green – less than 400m
		Secondary School		Red – further than 1600m
				Amber – between 800m and 1600m
				Green – less than 800m within a Service Centre or for villages served by NYCC secondary school transport route.

SA Objective	Site Selection Criteria		Data / Information	Scoring Guidance
		Health Care facilities		Red – More than 1200m Amber – Between 400-1200m or less than 400m but GP with capacity issues. Green – less than 400m and GP
		Convenience Store		Red –More than 800m Amber – Between 400- 800m Green – less than 400 m
		Recreation / community facility		Red – over 1.125 km (over 15 minutes walk time) Amber within 1.125 km (within
				15 minutes walk time) Green – Within 750m (10 mins walk time)
		Bus Stop		Red – over 800m from a frequent service. Or located on the route of an infrequent service.
				Amber – between 400 and 800 m of a stop that is served by a frequent service,
				Green – less than 400m to a stop that is served with a frequent service.
		Train Station		Red – Over 1200 m
				Amber – Between 400-800 /1200 m of a rail station or halt
				Green – less than 400m from a rail station or halt
				Note the name of the station. Stations served and frequency of service can be checked
To protect and enhance soils and the most efficient use of land through optimising opportunities for the re-use of existing buildings or brownfield land	brownfield land?		Agent / landowner	Red – 0-25% is previously developed land
			Call for Sites submission form / site visit	Amber – 26%-75% is previously developed land
				Green – 76-100 % is previously developed land
			Agent / landowner GIS	Red –Contamination issues unlikely to be resolved through development

SA Objective	Site Selection Criteria	Data / Information	Scoring Guidance
			Amber – Contamination issues but the development of the site could lead to cleaning up.
			Green – No contamination issues or the development of the site would lead to the site being cleaned.
	Would there be loss of best and most versatile agricultural land	GIS Agent /	Red – Loss of grade 1, 2 land (comment on percentage)
	agricultarariaria	landowner Call for Sites	Amber – loss of green field land 3a and 3b, 4, 5 grade land
		submission form	Green – Previously developed land
	Is the development within or does it impact on a mineral safeguarding area	GIS Agent/landowner	Red – Where advice from NYCC would not support development
	Saleguarding area	Call for Sites submission form	Amber – within a safeguarding area
		/ NYCC	Green – outside a safeguarding area
To provide a good quality built environment, including green spaces and green infrastructure corridors, and ensure high standards of sustainable design and construction, including energy and water conservation, waste recycling facilities and use of sustainable materials.	Is there scope to develop or improve green infrastructure through the development?	GIS Site visit Green Infrastructure Study	Red – The site is not near to GI corridor, there is limited scope to develop or improve the GI / A large mixed use site within the GI could have an adverse impact.
			Amber – The site is within or adjacent to the GI and could have a potential negative impact but may provide an opportunity through careful design and landscaping to improve the environment
			Green – The site is adjacent to the GI corridor and presents an opportunity to improve links the GI network
	Is the site prominent in any significant views towards a settlement?	Site visit	Red – The site is open and prominent in significant views towards the settlement - where built development will have a negative impact
			Amber – The site is open and prominent but sensitive design would reduce the impact of built development

SA Objective	Site Selection Criteria	Data / Information	Scoring Guidance
			Green – The site is not prominent in any significant views towards a settlement.
	What is the impact on form and character of a settlement?	Site visit / Draft Settlement Character Assessments where available	Red – significant impact which could not be mitigated through careful design. Where a site is prominent in views in to the settlement. The scale and location of the site does not reflect, and has a poor relationship with, the existing built form. Development would have a detrimental impact on the open character and appearance of the surrounding countryside. It would not retain important glimpses into the open. Development would constitute ribbon development. The development of the site would lead to coalescence of settlements. Detrimental impact on natural built and historic environment Amber – The site has the potential to impact on the character and form of the settlement but careful design.
			settlement but careful design could mitigate against the potential impact with careful consideration to height, scale, roofscape, density, layout etc.
			Green – The site would form a natural infill or extension and is within or immediately adjacent to the built form. The site is not prominent in significant views into the settlement. The site does not impact negatively on important glimpses into the open country side and beyond
	Is the development in an area where noise, dust light or smell is likely to cause nuisance to new or existing residents?	Site visit / GIS	Red – Adjacent to existing employment (heavy industry) / Airfield in use / within air quality management zone / Large farmyard
			Amber – Adjacent to an employment site (general / office), Within aerodrome safeguarding area/ Road with high volume of traffic / near servicing delivery entrances of commercial units / Farm Yard

SA Objective	Site Selection Criteria	Data / Information	Scoring Guidance
			Green – few non-conforming uses within vicinity of the site, minor road.
	Is the proposed preferred use for the site appropriate to the land uses of the surrounding land (north, south, east, west)?	Site visit / Call for sites submission	Red – surrounded by non-conforming uses – where residential development proposed adjacent to busy commercial / industrial estate with heavy industry / major Railway or major road.
			Amber – for residential if next to a service or delivery entrances for commercial uses (shops / offices) or a railway but not frequent line, or fronts onto main road, or workshop garage or active farm yard.
			For mixed use or employment use (office) next to residential
			Green – For residential – surrounded by residential or greenfield. For employment / Mixed other associated uses.
To reduce level of waste	Will the development contain individual /	Agent landowner	Red –
produced and ensure opportunities for re-use locally are maximised	communal site waste facilities / infrastructure?		Amber – Green – All new development will be expected to provide sufficient facilities for waste, the exact type and nature are not known at present. Score Green until further information is received
To ensure all development is resilient to	Is part of the site or whole site in Flood Zone 3?	GIS / SFRA	Red – Yes if whole site or majority of the site is in floodzone 3 and proposed use is residential
climate change and reduce the risk of flooding.			Amber – If site is for employment or if proposed for residential only a small proportion of the site is in flood zone 3
			Green – it the site is not within flood zone 3
	Is part of the site or whole site in Flood Zone 2?	GIS / SFRA	Red – Yes if whole site or majority of the site is in floodzone 2 and proposed use is residential
			Amber – Yes site is for employment / part of the site if residential
			Green – Not within the flood zone.

SA Objective	Site Selection Criteria	Data / Information	Scoring Guidance
	Does the site have a history of surface water flooding?	GIS Agent / landowner Strategic Flood Risk Assessment	Red – Yes Amber – Part of the site to the edge of the site Green – no history of surface water flooding.
	Will development increase the risk of flooding?	Agent / landowner Environment Agency / SFRA	Red – whole or part of site is within flood zone 3 / history of surface water flooding Amber – there is a history of surface water flooding adjacent to the site, new development in that location could increase flooding. Dependent on mitigation. All new development could be considered to lead to an increase in the risk of flooding due to materials used, increase in surface water run off Green – site is within flood zone 1 / no history of surface water flooding on or near the site.
	Can any increase in risk of flooding be mitigated?	Agent / landowner	Red – Amber – Green – The response here is dependent on the response above if green above, response is N/A Green. It is assumed that in most cases the response will be Amber (depends on scale of development and mitigation) unless advised otherwise by the EA or SFRA consultants
To maintain and enhance the quality and character of the landscape and protect the special qualities of the AONB's and National Park.	Does the site have a negative impact on the setting of the National Park or AONB?	Site Visit / Natural England Response / GIS	Red – Site is within AONB. Any development will be assessed in accordance with AONB management plan. Amber – Site is within buffer zone as identified by NE. Green – will not have an impact on the setting of a national park or AONB
To preserve and where feasible enhance the historic environment	Is the development in a Conservation Area?	GIS / Historic England	Red – Within a conservation area Amber – adjacent to a conservation area, within the buffer zone or marginally overlaps with CA.

SA Objective	Site Selection Criteria	Data / Information	Scoring Guidance
and improve understanding of local cultural heritage			Green - not near a conservation area
	Would development affect the character and appearance of the Conservation Area?	GIS / Historic England	Red – The site is within a conservation area. The impact of the development could not be mitigated.
			Amber – The site is within the buffer zone or marginally overlaps with the CA, but there is scope to mitigate against any impact through careful design
			Green – The site is not in or near to a conservation area. / Development will enhance ore better reveal elements which contribute to the significance of the heritage asset
	Would development affect the setting and / or significance of a Listed Building?	GIS / Historic England	Red – The site includes or is within the grounds of a listed building and impact could not be mitigated through the design of the development
			Amber – The site is within the buffer zone but impact could be mitigated against through good design
			Green – No impact on the setting and or Significance of a listed building / Development will enhance ore better reveal elements which contribute to the significance of the heritage asset
	Will the development of the site affect non-designated heritage assets?	GIS / Conservation Officer	Red – site is within non-designated heritage asset (ie, park and garden).
			Amber – site is within buffer of non-designated heritage asset (ie, park and garden)
			Green – No impact on the asset / Development will enhance or better reveal elements which contribute to the significance of the heritage asset
	Would the development affect an important non-designated	GIS / Conservation Officer	Red – A significant impact that cannot be mitigated against
	archaeological site?		Amber – within buffer zone, potential for impact but scope to mitigate through careful sitting and design

SA Objective	Site Selection Criteria	Data / Information	Scoring Guidance
			Green – No impact / Development will enhance ore better reveal elements which contribute to the significance of the heritage asset
	Will the development of the site affect a Registered Historic Park and Garden or Registered Battlefield?	GIS / Historic England	Red – Significant adverse impact that could not be mitigated. Amber – within 300m buffer zone but scope to mitigate Green – outside buffer zone
	Will development of the site affect the setting of an elevated conservation area?	GIS / Historic England	Red – Significant adverse impact that could not be mitigated. Amber – potential for impact but scope to mitigate. Green – No impact
	Would development affect the setting of a Scheduled Ancient Monument?	GIS / Historic England	Red –Site is on site of Scheduled Ancient Monument Amber – Site is within buffer of scheduled ancient monument Green – site is outside of buffer of scheduled ancient monument / Development will enhance ore better reveal elements which contribute to the significance of the heritage asset
To provide a mix of housing types and tenures in order to ensure all local people have the opportunity meet their housing needs.	Will the development make provision of sufficient market housing of a size and type that meets local housing needs, including older people?		Red – Employment sites Amber Green – All sites that are put forward for residential development will be expected to meet policies on size type and tenure.
	Will the development provide affordable housing for those who cannot afford to buy or rent on open market? Is this supported by a viability appraisal?		Red – the site is under the current thresholds for affordable housing provision Amber – Green – All sites above the current threshold will be assumed to meet policies on affordable housing. To be reassessed following viability work

SA Objective	Site Selection	on Criteria	Data / Information	Scoring Guidance
To reduce crime and the fear of crime.	Will the site incorporate the principles of secure by design reducing the potential for crime and discouraging anti-social behaviour			Red – Amber – Green – All new development will be expected to adopt good design standards considering the principles of secure by design.
To provide a range of good quality employment opportunities available to all local residents. To provides	Is there scope to safeguard land for future expansion of a business?		Agent / landowner Call for Sites submission form	Red – residential site Amber – Mixed use sites near to existing employment centres where a commitment to providing some employment land is provided Green – Sites put forward for employment use
conditions which encourage economic growth, diversification of existing enterprises and investment in	How many di be created as development	s a résult of	Agent / landowner	Red – residential sites Amber – mixed use sites Green – large employment sites or large mixed use sites with a commitment to substantial element of employment creating uses.
both urban and rural locations	What type of jobs or apprenticeships will be created?		Agent / landowner	Red – Residential sites Amber – small employment / mixed use sites Green – Large employment sites Unknown at this stage.
	Will the proposed development enable expansion of an existing site or business?		Agent / landowner Call for Sites submission form	Red –Residential Development Amber – New employment sites not adjacent to existing employment land. Green – land put forward by existing business owners within the district

Stage 2 Site Selection Criteria

- **11.14** Following the assessment of each site against the above criteria which formed stage 2 of the site selection process, the colour coding was used to assist with the comparison of sites and in determining the preferred option sites, in conjunction with the scoring against acceptability of highways access which falls under the stage 3 of the site selection methodology.
- **11.15** Biodiversity data for sites has not been available during the stage 2 assessment and has not informed the assessment process. This data will feed into stage 3 of the site selection process.

Stage 3 Viability and Deliverability

- 11.16 Stage 3 of the site selection is to assess the deliverability and viability of sites. While highway comments from North Yorkshire County Council form Stage 3 of the site assessment, highways have already made comment on the alternative development sites and these comments have been used to inform the site assessment and recommendations presented in this alternative Sites consultation document.
- 11.17 The district council has recently requested further information on viability and deliverability of the alternative development sites from land owners and agents and site assessments will be updated over the coming months to reflect any additional information that is received in response to this request as part of stage 3 of the site assessment process. This information will be considered alongside comments received during the alternative sites consultation.
- **11.18** The table below sets out the types of information that the district council has requested and the scoring guidance for this.

Site selection Criteria	Source of Information / Data	Scoring Guidance
Timeframe for when site is available for development?	Call for Sites submission form / updated deliverability	Red – over 5 years
0-5 years	information	Amber – within 0-5 years
6-10 years		Green – immediately
11-15 years		
16-20 years		
20 years or more		
Are there any ownership or title constraints? (need to provide copy of title).	Call for Sites submission form / updated deliverability information	Red – yes significant constraints which would affect access into the site / Development of the
		Amber – The site is in multiple ownership / there are constraints affecting a small proportion of the site which would not prohibit / limit access or level of development
		Green – No known constraints / The site is in single ownership.
Is the site vacant or occupied and if occupied	Call for Sites submission form / updated deliverability	Red – Occupied expected to vacate late in the plan period
what is timeframe for existing use to cease?	information	Amber – Occupied but expected to vacate in the short or medium term /
		Green – the site is vacant or will be vacant shortly
Are there existing buildings on site that require relocation before site could be developed?	Call for Sites submission form / Site visit / updated deliverability information	Red – yes Amber – only affects part of the site Green – no
What timeframe would relocation require?	Call for Sites submission form / updated deliverability information	Red – By the end of the plan period Amber – short term to medium term Green – immediate

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Site selection Criteria	Source of Information / Data	Scoring Guidance
Has the site been marketed	Call for Sites submission form / updated deliverability information	Red – No
for sale?		Amber – yes but for an alternative use
	morniquon	Green - Yes
Is the site owned by a developer?	Call for Sites submission form / updated deliverability	Red – No
developer:	information	Amber –
		Green – Yes
Does developer have an option on the land?	Call for Sites submission form / updated deliverability	Red – No
option on the land.	information	Amber –
		Green – Yes
Are there any abnormal costs associated with	Call for Sites submission form / updated deliverability	Red – Yes – Significant costs rendering site unviable
bringing forward this site for development, eg	and viability information	Amber – Yes –impact on viability
contaminated land?		Green - No
Are there any other restrictions which would	Call for Sites submission form / updated deliverability	Red – Yes – cannot be overcome in the plan period
delay the site being brought forward and could these be overcome?	and viability information	Amber – Yes but can be overcome within the plan period
overcome?		Green – No
Is there appropriate access to utilities such as water,	Call for Sites submission form / Utility providers /	Red – No – significant costs would be involved in improving access
power (electricity, gas), sewerage, drainage, broadband? updated deliverability a viability information		Amber – No – but costs of servicing would not affect viability
broadbaria.		Green - Yes
		Standard Response – Utilities companies to advise
Are there any improvements to utilities	Call for Sites submission form / Utility providers /	Red – Significant improvements to be made, risk to viability
required?	updated deliverability and viability information	Amber – Some improvements to be made / Already planned for / more than one site would contribute
		Green – No required improvements
		Standard Response – Utilities
		companies to advise
What assumptions have been made in terms of financial contributions to the development (% of		Red – No assumptions made for any contributions towards CIL, Affordable Housing, Space Standards, open space
affordable housing, CIL, contributions to open space, sport, recreation)?	and viability information and whole plan viability work	Amber – some assumptions made

Site selection Criteria	Source of Information / Data	Scoring Guidance
		Green – assumes 40 / 50% affordable housing, contributions to open space, CIL contributions, Space standards
		Standard Response – not known at present.
What would be impact on	Call for Sites submission	Red – The scheme would be unviable
viability of providing a carbon neutral development?	form / updated deliverability and viability information	Amber – It would affect the viability of the scheme
Сотогоринали		Green – There would be little or no impact on viability of the scheme
		Standard Response – Not known at present
Is there potential for a suitable access to a highway (adopted or non adopted)?	Call for Sites submission form / Site Visit / NYCC highways / updated deliverability and viability	Red – No – Limited visibility, visibility unlikely to be achieved. No frontage to an adopted highway (single track (farm track / green lane).
	information	Amber – Possible but works required / developer required to demonstrate that a safe and suitable access can be achieved
		Green – Yes where NYCC do not indicate any difficulties and access direct to an adopted highway.
Will off site work be required and what will be	Call for Sites submission form/ NYCC highways /	Red – Substantial off site works required that make the scheme unviable
impact on viability?	updated deliverability and viability information and whole plan viability work	Amber – Off site works required which affect viability
	, and the second	Green – no works or limited works required which have no or limited impact on viability
Is there sufficient capacity in the highways network to	Call for Sites submission form / NYCC highways /	Red – No capacity substantial improvement required
accommodate the development?	updated deliverability and viability information	Amber – no capacity / limited capacity – improvements required but would not render a scheme unviable
		Green – Yes sufficient capacity
		Standard Response – Highways to advise

: Stage 3 Viability and Deliverability

- **11.19** As part of stage 3, the district council will also incorporate relevant assumptions and recommendations emerging from the Local Plan Viability Study which is currently underway and the Infrastructure Delivery Plan.
- **11.20** Over the coming months, the district council will also be applying stage 3 of the site assessment process to existing sites presented in the Preferred Options document.

11.21 This additional work will be used to inform decisions on which sites are the most suitable for allocation in the Publication version of the Local Plan which is scheduled for public consultation in Autumn 2017.





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This information is available in alternative formats and languages