



HARROGATE DISTRICT SITES & POLICIES DPD

Sustainability Appraisal Initial Findings

September 2011

PLANNING DIVISION

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1.0 INTRODUCTION

Sites and Policies Development Plan Document

- 1.1 Following the publication of revised guidance on the preparation of Local Development Frameworks in 2008 (PPS12) the Council has reduced its previously planned production of four more DPDs¹ down to a single Sites and Policies DPD (in addition to the adopted Core Strategy). The Sites and Policies DPD will guide and control development through the submission of planning applications. It will comprise policies to protect the character and heritage of the District and ensure development is of an appropriate scale, type and design. It will also identify appropriate land to be allocated for housing and employment development, new transport infrastructure, new sport, open space and recreation facilities and where a site can be identified for Gypsies' and Travellers'. This new DPD builds on and adds more detail to the objectives and strategic policies set out in the Core Strategy and ensures that sufficient land is available for new development in line with the strategy for settlement growth as set out in the Core Strategy.

Sustainability Appraisal and Strategic Environmental Assessment

- 1.2 There is a mandatory requirement under Section 19(5) of the Planning and Compulsory Purchase Act 2004 to undertake a Sustainability Appraisal of Development Plan Documents. Sustainability Appraisal is a systematic and iterative process that identifies and reports on the likely significant effects of strategies and policies to ensure that decisions are made in accordance with the principles of sustainable development.
- 1.3 Alongside this is a requirement to comply with the requirements of European Directive 2001/42/EC. This requires that a Strategic Environmental Assessment (SEA) be undertaken for plans and programmes which are likely to have significant effects on the environment. In accordance with Regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004 the Council, as the responsible authority, needs to determine whether or not the implementation of the Sites & Policies DPD will have any significant environmental effects. Following consultation with the Consultation Bodies (English Heritage, Natural England, Environment Agency) the Council has concluded that an SEA is required. Details of the Determination can be found at Appendix 1.

Sustainability Appraisal: Initial Findings

- 1.4 This report sets out the initial findings of the sustainability appraisal for policies to manage development and various site options that have been considered for the District's urban areas (Harrogate, Knaresborough and Ripon) and is being published to accompany the Urban Areas Consultation. Site options for the District's rural areas were considered during the Rural Areas Consultation that took place in October 2010.

¹ Site Allocations (Homes & Jobs) DPD, Development Control Policies DPD, Community Sports Regeneration Area Action Plan, Harrogate & Knaresborough Area Plan (work had yet to commence on this)

2.0 APPRAISAL METHODOLOGY

Approach taken to Sustainability Appraisal

2.1 Table 2.1 sets out the various stages in the process.

Table 2.1: Stages in the Sustainability Appraisal Process

Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope	
A1.	Identification of other relevant plans and programmes that will affect or influence the Sites & Policies DPD – this identifies how the DPD is influenced by outside factors
A2.	Collection of baseline information – this provides the basis for predicting and monitoring effects and helps to identify sustainability issues
A3.	Identification of sustainability issues – this provides an opportunity to define key issues and develop sustainable plan objectives
A4.	Development of the SA Framework – this provides the mechanism to appraise the sustainability of the DPD
A5.	Consultation on the scope of the SA – this ensures that the SA will be comprehensive and robust enough to support the DPD during later stages
Stage B: Developing and refining options and assessing effects	
B1.	Developing the Options– Options are developed in consultation
B2.	Predicting the effects of the Sites & Policies DPD - this ensures that all significant effects of the options being considered have been predicted
B3.	Evaluating the effects of the DPD – this allows an assessment of the significance of the predicted effects to be made
B4.	Mitigating adverse effects and maximising beneficial effects – reduces adverse effects and improves positive effects
B5.	Developing proposals for monitoring – to show how the Sites & Policies DPD is performing in terms of sustainability objectives
Stage C: Preparing the Sustainability Appraisal Report	
C1.	Preparing the Sustainability Appraisal Report – this documents the SA process
Stage D: Consulting on the Draft Sites & Policies DPD and the SA Report	
D1.	Consulting on the SA Report and the Draft DPD – provides an opportunity for statutory bodies and the public to comment
D2.	Appraising significant changes – to ensure that the sustainability implications are understood
D3.	Decision making and providing information – provides information on how the SA process has been taken into account in preparing the Sites & Policies DPD
Stage E: Monitoring the significant effects of implementing the Sites & Policies DPD	
E1.	Monitoring the significant effects of the Sites & Policies DPD – to measure the sustainability performance and identify unforeseen adverse effects
E2.	Responding to adverse effects – to consider how to react if monitoring reveals adverse effects

Setting the Scope

- 2.2 Work had already been undertaken in connection with the pre-production stages of previously planned DPDs² and was reviewed and updated as part of preparing the scoping report for the Sites and Policies DPD.

The following activities have been carried out:

- A review of relevant plans, programmes and strategies
- Collection of baseline information in order to be able to predict and monitor the effects of the Sites & Policies DPD. This includes looking at how the plan area might develop without the DPD being in place.
- Identification of the key sustainability issues
- Development of the Sustainability Appraisal Framework, including objectives and indicators.

- 2.3 The outcome of this work is set out in the Scoping Report and can be viewed at www.harrogate.gov.uk/harrogate-6481. This provides the baseline and context for the sustainability appraisal.

Developing and Refining Options and assessing effects

(allocations of land)

- 2.4 Sites have been identified to the Council as having the potential to come forward for development. This is principally through earlier public consultations (2004, 2006, 2008), or by landowners requesting that a particular site be considered for development outside of those formal consultations. Sites have also been identified through the Council's Urban Housing Capacity Study and Strategic Housing Land Availability Assessment and the Council's settlement survey work in 2007 and 2009.
- 2.5 As part of the earlier work undertaken for the Site Allocations (Homes & Jobs) DPD the suggested sites have been tested against the Sustainability Appraisal Framework to assess their performance in sustainability terms, with reference to social, environmental and economic factors². In developing the Sites and Policies DPD the sites have been re-appraised in light of the policies in the adopted Core Strategy and refinements to the SA Framework. In addition new sites that have been identified through consultation and site survey work have also been appraised.

(development management policies)

- 2.6 The Council has an adopted Core Strategy that sets out the broad policy framework for key planning issues facing the District. This provides the context for the development management policies within the Sites and Policies DPD. The Council have undertaken a Sustainability Appraisal of the Core Strategy, and much of that work is relevant to the development management policies, as they add more detail to the strategic policies contained within the Core Strategy.
- 2.7 Prior to the amalgamation of four DPDs to a single Sites and Policies DPD, the Council carried out consultation, with associated Sustainability Appraisal, in 2007 on the Development Control Policies DPD. Development management policy options were tested against the Sustainability Appraisal Framework to assess their

² This earlier work can be viewed at <http://www.harrogate.gov.uk/pages/harrogate-3163.aspx>

performance in sustainability terms, with reference to social, environmental and economic factors. Draft policies have now been prepared taking account of that earlier work.

Preparing the Sustainability Appraisal Report.

2.8 The Sustainability Appraisal Report documents the process and is a key output. It presents information on the effects of the plan and will accompany the Draft Sites & Policies DPD. The proposed structure of the Sustainability Appraisal Report is set out below.

Structure of Report	Information to include
Summary and outcomes	<ul style="list-style-type: none"> • Non-technical summary • Statement on the difference the process has made • How to comment on the report
Introduction	<ul style="list-style-type: none"> • Sites & Policies DPD • Sustainability Appraisal and Strategic Environmental Assessment • Report Structure
Appraisal Methodology	<ul style="list-style-type: none"> • Approach adopted to Sustainability Appraisal • Consultation
Establishing the baseline and providing a context	<ul style="list-style-type: none"> • Links to other strategies, plans and programmes • Baseline characteristics • Difficulties in collecting/limitations of baseline data • Main social, environmental and economic issues • SA Framework, including objectives, targets and indicators
Option Selection	<ul style="list-style-type: none"> • How the main options were identified • Comparison of the social, environmental and economic effects of the options • Determining Preferred Options
Prediction & Evaluation of Significant Effects	<ul style="list-style-type: none"> • Summary of appraisal findings • Cumulative effects • Proposed mitigation measures.
Implementation	<ul style="list-style-type: none"> • Proposals for monitoring

Consultation

2.9 Consultation on the Scoping Report was carried out between 4 December 2009 and 15 January 2010. The Scoping Report was sent to the Consultation Bodies (Natural England, English Heritage, Environment Agency). In addition the following organisations were also consulted:

- Adjacent Authorities
- North Yorkshire District Councils
- Government Office for Yorkshire and the Humber
- Local Government Yorkshire and The Humber
- North Yorkshire County Council
- Nidderdale AONB Joint Advisory Committee
- Harrogate Local Strategic Partnership
- Harrogate District Action for the Environment Group

- Strategic Health Authority
- Yorkshire Forward
- Utility Companies
- Strategic Rail Authority

2.10 The Scoping Report was also made available to the wider community through the Harrogate Borough Council Website.

2.11 Consultation was also carried out on the Initial Findings Report for the Rural Areas during October/November 2010 where the report was made available on the Council's website.

3.0 OPTION SELECTION

Identification of Options

- 3.1 The SEA Directive requires that the environmental report should consider “reasonable alternatives taking into account the objectives and geographical scale of the plan or programme” and give “an outline of the reasons for selecting the alternatives dealt with” (Article 5.1 and Annex I (h))
- 3.2 Sites have been identified to the Council as having the potential to come forward for development. This is principally through earlier public consultations (2004, 2006, 2008), or by landowners requesting that a particular site be considered for development outside of those formal consultations. Sites have also been identified through the Council’s Urban Housing Capacity Study and Strategic Housing Land Availability Assessment and the Council’s settlement survey work in 2007 and 2009.
- 3.3 Policies to manage development will be used in determining applications consistent with the spatial vision, objectives and strategic policies set out in the Core Strategy. The range of development management policies within the Sites and Policies DPD is therefore influenced by the Core Strategy and by the requirement not to repeat national planning guidance or regional policy.
- 3.4 The draft policies are listed below, content may change as a result of the public consultation.

Topic	Policy Title	Policy Scope
Settlement Growth	SG6: Sites for Settlement Growth	To identify sites that will meet the need for 7,800 new homes up to 2023/24 and indicate when they might be developed.
	SG7: Type Mix and Density of New Market Homes	To ensure a mix of housing to support a wide range of households of different sizes, ages and incomes. This policy also sets a minimum number of homes to be built on each hectare of land.
	SG8: Development Limits and Replacement Dwellings	To identify boundaries around 56 settlements within the District within which new development may be acceptable if other policies within the plan are met. This policy also sets out the Council’s approach to replacing homes in the countryside.
	SG9: Flood Risk and Sustainable Drainage	To make clear our approach to minimising the risk of flooding and ensuring that sustainable drainage is used wherever possible.
	SG10: Unstable Land	To prevent development taking place on unstable land unless it can be shown that problems can be overcome.

Homes for Local People	HLP6: Rural Exception Sites	To identify sites for 100% affordable housing to meet the needs of small rural communities.
	HLP7: Affordable Housing	To make clear how all new housing developments will contribute towards meeting the affordable housing needs of the District.
Jobs and Business	JB5: Sites for New Jobs	To Identify sites for new employment in Harrogate, Knaresborough, Ripon and Boroughbridge.
	JB6: Protection and Enhancement of Existing Employment Areas	To make sure that the Districts key employment sites remain in employment use. This policy also sets out the Council's approach to alternative uses on other employment sites.
	JB7: Town and Local Centres	To protect shops in our towns and local centres and encourage new shopping development in appropriate locations.
	JB8: Protection of Tourist Facilities	To protect hotels with more that 25 bedrooms and to prevent the loss of viable tourist attractions.
	JB9: Sustainable Holiday Tourism	To make clear how proposals for new tourist and leisure attractions or visitor accommodation will be considered.
Travel	TRA4: Air Quality	To require all proposals likely to cause a significant rise in traffic to consider how air quality will be affected and, where appropriate, identify ways to reduce impact.
	TRA5: Parking Provision	To ensure an appropriate amount of parking spaces whilst encouraging people to make transport choices that are good for society.
Environment and Quality of Life	EQ3: Development within the Green Belt	To protect the Green Belt from inappropriate development and set out the Council's approach to major developed sites in the Green Belt.
	EQ4: Designated Heritage Assets	To ensure the protection and where possible the enhancement of designated heritage assets within the District.
	EQ5: Local Distinctiveness	To encourage design that retains, enhances or improves local character.
	EQ6: Area Based Natural Assets	To protect sites of biodiversity and geodiversity interest.

	EQ7: Landscape Protection	To protect existing landscape character generally and to protect the landscape value of the Nidderdale Area of Outstanding Natural Beauty and Special Landscape Areas around the towns of Harrogate, Knaresborough and Ripon.
Communities	C4: Sites for New Sports, Open Space and Recreation Facilities	To identify sites for new open space, sport and recreation, and to make sure these facilities are provided where they are needed.
	C5: Protection of Existing Sport, Open Space and Recreation Facilities	To prevent the loss of outdoor sport, open space and recreational facilities to other land uses.
	C6: Protection and Enhancement of Community Facilities	To prevent the loss of community facilities and to encourage their improvement.
	C7: Provision of New Community Facilities	To guide the appropriate location of new community facilities within the District.
Infrastructure	IN1: Infrastructure Delivery	To ensure adequate infrastructure provision to support new homes and businesses up to 2023/24.
	IN2: Green Infrastructure	To improve the quality and connectivity of all the green assets and designations within the District.
	IN3: Protection of Sites and Routes for Transport Infrastructure	To protect sites and routes needed to make sure there is a wide choice of ways to travel e.g. Park and Ride, rail and bicycle.
	IN4: Central Areas Policy	To improve the central areas of Harrogate, Knaresborough and Ripon to make them more attractive places to live, visit, shop and invest in.

Comparison of social, environmental and economic effects of the options

- 3.6 Central to the Sustainability Appraisal process is the Sustainability Appraisal Framework. This provides a format for describing, analysing and comparing sustainability effects. An SA Framework has been developed that will be used for the Sustainability Appraisals of all component DPDs and SPDs to ensure a consistency of approach. A standardised decision making rationale has been developed for appraising sites, for housing and employment. This allows them to be compared against the SA Framework and against each other on an equal basis.

Allocations of land

- 3.7 In respect of assessing sites, refinements have been made to the decision making rationale in light of the experience of assessing areas of land as part of the Urban Extensions Study to support the Core Strategy. This refinement will make the

assessment more robust. This approach has been tested at the Examination of the Core Strategy where the Inspector confirmed that the scoring system used in the SA is capable of providing a broad indication of the relative sustainability of the various options. She noted that *'The approach adopted is in line with best practice guidance, using objectives that reflect relevant social, environmental and economic aspects of sustainability and is appropriate to a rigorous desk top study.'* [Inspector's Report para 3.83]. Further refinements may be made as the appraisal work is progressed, particularly in respect of other land uses for which allocations are proposed. The SA Framework, together with the decision making rationale are set out at Appendix 2.

3.8 The options have been tested in broad terms against the SA framework with reference to social, environmental and economic factors. The assessment has been carried out using professional judgements taking into account a number of technical studies:

- Strategic Flood Risk Assessment
- Landscape Assessment
- Ecological Assessment
- Historic Environment Appraisal

3.9 A detailed assessment matrix is set out at appendix 3 (**available on-line only**) and a summary comparing the options is set out on page 10 and is presented by settlement. The summary commentary identifies individual significant effects. Taken cumulatively the effects may result in a site performing poorly against the SA Framework but no individual effect is judged to be significant. Similarly, sites may perform relatively well against the SA Framework cumulatively but there may be individual effects that are significant.

Development management policies

3.10 The draft development management policies have been tested against the Sustainability Appraisal Framework. The performances of the options are set out in an appraisal schedule at Appendix 4. Each option was given either a positive impact (✓), negative impact (✗), Uncertain impact (?) or neutral/no relationship (O). Further appraisal work will be required as the draft policies are refined or as others are put forward.

Summary appraisal of Site Options

Harrogate North East	Soc	Env	Econ
H4a: Bilton Triangle, N of Granby Farm	✓✓	x	0
H4a(1): Bilton Triangle, N of Granby Farm	✓✓	x	0
H4b: Bilton Triangle, N of Kingsley Farm	✓✓	xx	0
H4c: Bilton Triangle, W of Longlands Farm	✓✓	xx	0
H7: Starbeck Highways Dept	✓✓	✓✓	x
H15: Knox Hill Farm, Ripon Rd	✓✓	xx	0
H15a: Knox Hill Farm, Ripon Rd	✓✓	x	0
H15b: Knox Hill Farm, Ripon Rd	✓✓	xx	0
H29: Land at Kingsley Road	✓✓	xx	0
H29: Land at Kingsley Road (Mixed Use)	✓✓	x	✓/x
H29(1): Land at Kingsley Road	✓	✓/x	0
H100: Land at Bilton	✓✓	xx	0
H102: Kingsley Farm, Bilton Triangle	✓✓	✓/x	0
H102(1): Kingsley Farm, Bilton Triangle	✓✓	✓/x	0
H106: Claro Road	✓✓	✓	0
H107: Station Parade	✓✓	✓✓	✓
H107a: Station Parade & Copthall Bridge House	✓✓	✓✓	✓
H110: White's Removals, Mornington Terrace	✓/x	✓✓	xx
H110(1): White's Removals, Mornington Terrace	✓✓	✓✓	xx
H400: Land S of Bogs Lane	✓✓	xx	0
H1000: Land at Kingsley Drive	✓✓	x	0
H1002: Harrogate DRA Sports Club, Starbeck	✓✓	✓✓	0
H1012: Knapping Mount, Harrogate	✓✓	✓✓	xx
H1012a: Knapping Mount	✓✓	✓✓	xx
H1016: Bachelor Gardens	✓✓	x	0
H1017: Grove Park Centre	✓/x	✓✓	xx
H1020: Woodfield House & Woodleigh Family Centre	✓✓	✓✓	0
H1027: Claro Road Depot, Claro Road	✓✓	✓✓	xx
H2002: Harrogate Police Station, Harrogate	✓✓	✓✓	0
H3013: School Playing Fields, off Claro Park	✓✓	x	0
H3014: North of Masefield Road	✓✓	xx	0

Commentary

With the exception of sites H110 and H1017 (which offer a mix of positive and negative effects) all of the sites perform well against the social objectives. Significant positive effects noted relate to those larger sites that provide the opportunity to provide on-site amenity open space and a significant amount of affordable housing.

Significant negative effects on landscape character were noted for a number of sites in this sector (H15, H15a, H15b, H100, H1016, H3013) and in addition for sites H15, H15b, H100, H1016 negative impact on the historic environment was noted and for H15, H100, H1016, H3013 impacts on ecology. Significant negative effects were also noted in respect of ecology for site H29.

Accessibility issues were identified for more than half of the sites (H4a, H4a(1), H7, H15b, H29, H29(1), H100, H102(1), H106, H110(1), H400, H1016, H1017, H1020, H1027, H3013, H3014) whilst significant positive effects were noted for all of the sites in respect of flood risk. Significant negative effects were noted for a number of sites in respect of loss of agricultural

land (H4b, H4c, H15, H15a, H15b, H29, H29(1), H100, H102, H102(1), H400, H3013, H3014)

The majority of the sites have been proposed and assessed for housing and in these instances the impact on the economic objectives is overall neutral. Seven sites (H7, H110, H110(1), H1012, H1012a, H1017, H1027) are all currently in employment use and as such development of these sites for housing represents a loss. Significant negative effects are therefore noted against the economic objectives. Positive effects are noted against these objectives for H107 and H107a as these are proposed for mixed use including an element of employment use. Similarly H29MIX offers a range of positive and negative effects as it will include an element of employment use.

Harrogate South East	Soc	Env	Econ
H14: Hornbeam Park	✓✓	x	○
H21: Fulwith Mill Lane	✓✓	✓/x	○
H31 EMP: Land SE of Showground	✓✓	xx	✓✓
H31 HSE: Land SE of Showground	✓✓	xx	○
H40: Convent of the Holy Child	✓✓	✓/x	○
H60 EMP: Hornbeam Park, Harrogate	✓	x	✓
H60 HSE: Hornbeam Park, Harrogate	✓✓	x	○
H1004: Harrogate College, Hornbeam Park	✓/x	✓✓	✓
H1013: Spa Lane, Harrogate	✓	✓✓	○
H1021: Harrogate & Meadowbank Centres, 'S' Beck	✓✓	✓✓	○
H3002: Land North of Crimple Farm	✓✓	xx	○
H3015: Land adjacent to Hookstone Beck	✓✓	xx	○
H3016: College Playing Fields, Hornbeam Park	✓✓	✓	○
H3019: Harrogate Town Football Club	✓✓	✓	○

Commentary

With the exception of H1004 (which offers a mix of positive and negative effects) all of the sites perform well against the social objectives. Significant positive effects noted relate to those larger sites that provide the opportunity to provide on-site amenity open space and a significant amount of affordable housing.

Significant negative effects on landscape character were noted for half of the sites in this sector (H14, H31, H60, H3002, H3015, H3016) and for sites H14, H60, H3002, H3015, H3016 negative impact on the historic environment and in addition for site H3015 for impact on ecology. Significant access issues were noted for sites H14, H60, H3002.

Significant positive effects were noted for all of the sites in this sector in respect of flood risk and in addition similar effects were noted in respect of accessibility for sites H31, H1013, H1021, H3015 and H3016.

The majority of the sites have been proposed and assessed for housing and in these instances the impact on the economic objectives is overall neutral. Positive effects are noted against these objectives for H31EMP, H60EMP and H1004 as these have been assessed for employment use as well as housing in the case of the first two sites and in respect of the latter this has been promoted for employment use.

Harrogate North West	Soc	Env	Econ
H2: Land West of Oaker Bank	✓✓	xx	0
H3: Land North of Penny Pot Lane	✓✓	xx	0
H3(1): Land north of Penny Pot Lane	✓✓	xx	0
H8: Land to N of A59, Skipton Rd	✓✓	✓/x	0
H8(1): Land North of Skipton Road, Harrogate	✓✓	✓	✓/x
H9: Land to N of A59 & E of Otley Rd	✓✓	x	✓/x
H9(1): Land to East of Otley Road, Killinghall	✓✓	x	0
H17: Land at Penny Pot Lane	✓✓	xx	0
H18: Land N of Eastville Cottage, Ripon Road	✓	✓✓	0
H19: Nitter Hill, Penny Pot Lane	✓✓	xx	0
H19a: Nitter Hill, Penny Pot Lane	✓✓	xx	0
H22: Grange Farm, Skipton Road	✓✓	x	0
H25: Land at Harlow Hill, E of Crag Lane	✓✓	xx	0
H37: Land SW of Cornwall Road	✓✓	xx	0
H104: Land at Cornwall Road	✓✓	✓✓	✓/x
H105: Land West of Harlow Moor Road	✓✓	✓✓	✓/x
H105(1): Land West of Harlow Moor Road	✓✓	✓✓	✓/x
H1023: Spa Tennis Club, Kent Drive, Harrogate	✓✓	✓	0
H3006: Extension North of Skipton Road	✓✓	xx	✓
H3007: Extension North of Penny Pot Lane	✓✓	xx	0
H3010: Land South of Queen Ethelburgha's Estate	✓✓	xx	0
H3011: Killinghall Moor Country Park	✓✓	x	0
H3012: Oakdale Golf Course	✓✓	xx	0
H3021: Land north of Skipton Road	✓✓	✓/x	0

Commentary

All of the sites perform well against the social objectives. Significant positive effects noted relate to those larger sites that provide the opportunity to provide on-site amenity open space and a significant amount of affordable housing.

Significant negative effects on landscape character were noted for more than half of the sites in this sector (H2, H8, H8(1), H9, H17, H19, H19a, H22, H25, H37, H3006, H3010, H3011, H3012, H3021) and in addition for sites H19, H19a, H3010 impacts on ecology. Significant negative effects were also noted in respect of ecology for site H22.

Accessibility issues were identified for more than half of the sites (H2, H3, H3(1), H9(1), H17, H18, H19, H19a, H25, H104, H105, H105(1), H1023, H3007, H3010, H3012) whilst significant positive effects were noted for all of the sites, except H19a, H22, H3006, in respect of flood risk. Significant negative effects were noted for a number of sites in respect of loss of agricultural land (H8, H8(1), H9, H9(1), H18, H22, H25, H37, H3006, H3021

The majority of the sites have been proposed and assessed for housing and in these instances the impact on the economic objectives is overall neutral. Three sites H104, H105, H105(1) were previously in employment use and as such development of these sites for housing represents a loss. A range of positive and negative effects has been noted. Similarly a range of positive and negative effects are noted against these objectives for H8(1), H9, H3006 as these are proposed for mixed use including an element of employment use.

Harrogate South West	Soc	Env	Econ
H27: Land at Jackland House Farm	✓✓	xx	0
H27(1)EMP: Land at Jackland House Farm	✓	x	✓
H27a: Land at Jack land House Farm	✓	xx	✓
H32: Land at Cardale Park West	✓✓	x	0
H32(1): Land at Cardale Park West	✓✓	x	✓/x
H32(2): Land at Cardale Park West	✓✓	xx	0
H39: B.T. Training Centre St. George's Walk	✓✓	✓✓	xx
H77: Land at Beckwith Head	✓✓	✓✓	0
H108: Rossett Manor, Leadhall Lane	✓	✓/x	0
H1015: Rear of 7 Rossett Drive, Harrogate	✓	✓/x	0
H1022: Harrogate Racquets Club, Firs Rd	✓✓	✓✓	0
H2003: Land at Harrogate Grammar School, Harrogate	✓✓	✓/x	0
H3003: Land at Firs Grove, Harrogate	✓✓	xx	0
H3004: Land South West of Throstle Nest Drive	✓✓	xx	0
H3005: Land at Castlehill Farm, Harrogate	✓✓	xx	0
H3008: Extension at Cardale Park	✓✓	xx	0
H3008(1): Extension at Cardale Park	✓✓	xx	0
H3017: Land East of Leadhall Lane & Church Lane	✓✓	xx	0
H3018: Land South of Whinney Lane	✓✓	xx	0

Commentary

All of the sites perform well against the social objectives. Significant positive effects noted relate to those larger sites that provide the opportunity to provide on-site amenity open space and a significant amount of affordable housing.

Significant negative effects on landscape character were noted for a number of sites in this sector (H27, H27(1), H27a, H3004, H3008, H3008(1), H3017) and in addition for sites H27, H3017) negative impact on the historic environment was noted and for H27, H3008(1), H3017 impacts on ecology. Significant negative effects were also noted in respect of ecology for site H32.

Accessibility issues were identified for more than half of the sites (H27a, H27(1), H39, H77, H1015, H2003, H3003, H3004, H3005) whilst significant positive effects were noted for all of the sites in respect of flood risk. Significant negative effects were noted for a number of sites in respect of loss of agricultural land (H27a, H27(1), H27, H32, H32(2), H3003, H3004, H3005, H3008, H3008(1), H3017, H3018)

The majority of the sites have been proposed and assessed for housing and in these instances the impact on the economic objectives is overall neutral. One site H39, is currently in employment use and as such development of this sites for housing represents a loss of employment land. Significant negative effects are therefore noted against the economic objectives. Positive effects are noted against these objectives for H27(1) and H27a as these are proposed for employment use.

Knaresborough	Soc	Env	Econ
K2b: Manse Farm	✓✓	✓/x	✓
K2b(2): Manse Farm	✓✓	✓/x	✓
K4: Land at Boroughbridge Road	✓	xx	✓
K7: Land W of A6055 N of Knaresborough	✓✓	xx	○
K9: S of Bar Lane & N of Hazelheads Lane	✓✓	✓/x	○
K9(1): S of Bar Lane & N of Hazelheads Lane	✓✓	✓✓	○
K16: Former Cattle Market, Stockwell Road	✓✓	✓✓	xx
K18: Former Timber Yard, Hambleton Road	✓	✓✓	xx
K19: Wetherby Road	✓✓	✓/x	○
K25: Land off Wetherby Road	✓✓	x	○
K1002: Former nursery, Halfpenny Lane	✓/x	xx	○
K1003: Land at Halfpenny Lane, North	✓✓	xx	○
K1007: Stockwell Lane	✓	✓✓	xx
K2001: Land to South of Market Flat Lane, Scriven	✓✓	xx	○
K2005: Community Education Centre, Chain Lane	✓✓	✓✓	○
K3000: Land North of Ripley Road, Knaresborough	✓✓	xx	○
K3001: Land North of Water Lane, Knaresborough	✓✓	✓	○
K3002: Land South of Water Lane, Knaresborough	✓✓	✓	○
K3003: Land at Abbey Road, Knaresborough	✓	xx	○
K3005: Land South of Wetherby Road	✓✓	xx	○

Commentary

With the exception of K1002 (which offers a mix of positive and negative effects) all of the sites perform well against the social objectives. Significant positive effects noted relate to those larger sites that provide the opportunity to provide on-site amenity open space and a significant amount of affordable housing.

Significant negative effects were noted for a number of sites in respect of loss of agricultural land [K2b, K2b(2), K4, K7, K9, K19, K2001, K3000, K3003, K3005]. In addition significant negative effects were noted for sites K4, K7, K1003, K2001, K3003 in terms of access. Significant negative effects on landscape character were noted for sites K7, K1002, K1003, K2001, K3000, and for sites K7, K1003 and K3000 significant negative effects on the historic environment and similar effects noted for K9.

Significant positive effects were noted for a number of sites in respect of accessibility [K2b, K2b(2), K9, K9(1), K16, K18, K19, K1007, K2005, K3000, K3001, K3002 and with the exception of K2b, K2b(2) and K19 these same sites have significant positive effects in respect of flood risk, with similar effects noted for K4, K7, K1002, K1003, K2001.

The majority of the sites have been proposed and assessed for housing and in these instances the impact on the economic objectives is overall neutral. Three sites (K16, K18 and K1007) are all currently in employment use and as such development of these sites for housing represents a loss. Significant negative effects are therefore noted against the economic objectives. Positive effects are noted against these objectives for K2b and K4 as these are promoted for employment use either solely or as part of a mixed use scheme.

Ripon	Soc	Env	Econ
R2a: Land at Littlethorpe Manor	✓✓	xx	0
R3: Ripon Grammar School, land off Kirkby Rd	✓✓	✓/x	0
R6: Snow Close Farm	✓✓	xx	0
R7: Springfield Close Farm	✓✓	✓/x	0
R10: Land at Ripon Auction Mart, North Road	✓✓	✓✓	xx
R11: Gas Works, Stonebridgagate	✓/x	✓✓	0
R16: Ash Grove Industrial Estate	✓✓	✓✓	xx
R17: Old Goods Yard, Hutton Bank, Ripon	✓✓	✓✓	xx
R23: Red House, Palace Road	✓✓	✓✓	0
R32: Land at Bishopton	✓✓	xx	0
R34: Land at Quarry Moor, Ripon	✓✓	✓/x	0
R36: Land at Mallorie Park Drive, Ripon	✓✓	✓✓	0
R42: Land off Tower Road	✓✓	✓✓	0
R42a: Land off Tower Road	✓✓	✓✓	0
R44: Ripon Fire Station, Stonebridgagate	✓/x	✓✓	xx
R400: Land at Whitcliffe Lane, Ripon	✓✓	xx	0
R1001: Dallamires, Ripon	✓✓	xx	0
R1004: The Wolseley Centre, Harrison Way	✓✓	✓✓	xx
R1005: Land off North Road, Ripon	✓	✓✓	0
R1006: Land off Knaresborough Road, Ripon	✓✓	✓/x	0
R1007: Land at 95 Harrogate Road, Ripon	✓✓	✓✓	0
R1008: Former Offices and Library, Waterskellgate	✓✓	✓✓	xx
R1009: Black Swan Yard and Former Laundry	✓✓	✓✓	0
R2000: Ripon Police Station, Ripon	✓✓	✓✓	xx
R3005: The Cathedral Choir School	✓✓	✓	0

Commentary

With the exception of sites R11 and R44 (which offer a mix of positive and negative effects) all of the sites perform well against the social objectives. Significant positive effects noted relate to those larger sites that provide the opportunity to provide on-site amenity open space and a significant amount of affordable housing.

Significant negative effects on landscape character were noted for a number of sites (R3, R400, R1005, R1006) and in addition for sites R3, R1005, R1006 negative impact on ecology was noted. Significant negative effects were noted in respect of the historic environment for sites R6, R42, R2000.

Accessibility issues were identified for more than half of the sites (R2a, R3, R6, R7, R11, R16, R17, R23, R32, R34, R36, R44, R400, R1001, R1006, R3005) whilst significant positive effects were noted for the majority of sites in respect of flood risk. The exceptions to this being R10, R32, R1001, R1004, R1005. Significant negative effects were noted for a number of sites in respect of loss of agricultural land (R2a, R6, R7, R32, R34, R400, R1001, R1006)

The majority of the sites have been proposed and assessed for housing and in these instances the impact on the economic objectives is overall neutral. Seven sites (R10, R16, R17, R44, R1004, R1008, R2002) are all currently in (or were last in) employment use and as such development of these sites for housing represents a loss. Significant negative effects are therefore noted against the economic objectives.

Determining Preferred Options

- 3.11 The Sustainability Appraisal has highlighted, in broad terms, which sites have performed better against the sustainability objectives than others. This has been important in influencing the choice of Preferred Options. Other important factors and information have also influenced the choice of Preferred Options. This includes:
- The planning policy context e.g. the amount of housing and employment land required in the District and within different settlements across the District
 - Accessibility
 - Impact on the form and character of the settlement
 - Development constraints (physical or policy)
- 3.12 The approach to selection of site options is set out in detail in *Harrogate District Sites and Policies DPD: Selection of Draft Site Options – A Methodology Paper*. As the Options are refined, further appraisal work will be required. Where adverse effects are identified, proposals for mitigation will also be considered. This will be set out in the Sustainability Appraisal Report that will be published alongside the Draft Sites and Policies DPD.
- 3.13 The Sustainability Appraisal has also shown how the draft development management policies have performed against the appraisal framework and where appropriate revisions to policy wording will in some cases be required.

**THE ENVIRONMENTAL ASSESSMENT OF PLANS AND
PROGRAMMES REGULATIONS 2004**

REGULATION 9 SCREENING DETERMINATION

Harrogate District Sites and Policies DPD

Introduction

European Union Directive 2001/42/EC requires a Strategic Environmental Assessment to be undertaken for certain types of plans or programmes that would have a significant environmental effect. It is for the Council to determine whether an SEA is required. The Environmental Assessment of Plans and Programmes Regulations 2004 (the regulations) require that this is determined by a screening process, which should use a specified set of criteria (set out in Schedule 1 of the Regulations). The results of this process must be summarised in an SEA Screening Statement, which must be publicly available.

Before the Council make a formal determination, there is a requirement to consult three statutory consultation bodies designated in the regulations (English Heritage, Environment Agency, Natural England) on whether an environmental assessment is required.

This document is the Screening Determination of the need to carry out a Strategic Environmental Assessment for the Harrogate District Sites and Policies DPD and is made in accordance with the regulations.

Determination

In accordance with Regulation 9 of the SEA Regulations 2004 the Council, as the responsible authority, has determined that an environmental assessment of the emerging Sites and Policies DPD is required as it is likely to have significant environmental effects. In making this determination the Council has had regard to Schedule 1 of the Regulations and carried out consultation with the consultation bodies.

An assessment against Schedule 1 of Regulations and comments made by the Consultation bodies are set out below.

This determination has been made on **Wednesday 7th April 2010**

Further Information

A copy of this statement will be sent to the Consultation Bodies and made available on the Council's website at www.harrogate.gov.uk/harrogate-6481

It will also be available on request at:

Council Offices, Crescent Gardens, Harrogate, HG1 2SG
Council Offices Knapping Mount, West Grove Road, Harrogate, HG1 2AE

During normal office hours.

THE ENVIRONMENTAL ASSESSMENT OF PLANS AND PROGRAMMES REGULATIONS 2004: SCHEDULE 1

Criteria for determining the likely significance of effects on the environment

Criteria	Assessment
1. The characteristics of plans and programmes, having regard, in particular to:	
(a) degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	The DPD makes allocations of land for development across the district and also provides the policy framework for determining planning applications.
(b) degree to which the plan or programme influences other plans and programmes including those in a hierarchy	This DPD, together with the Core Strategy provides a framework for Supplementary Planning Documents.
(c) relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development	In setting out the site allocations, development guidelines will also be provided which will include environmental considerations. There are also specific environmental policies in the plan for controlling development.
(d) environmental problems relevant to the plan or programme	The Scoping Report has identified a number of environmental problems relevant to the plan.
(e) relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste management or water protection)	The DPD will include a policy to mark on the Proposals Map natural environmental designations, including those derived from Community legislation.
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular to:	
(a) probability, duration, frequency and reversibility of effects	The Sites and Policies DPD will make allocations of land for new development and provide a policy framework for controlling development
(b) cumulative nature of the effects	There are likely to be cumulative effects arising from and between the different policies in the DPD
(c) transboundary nature of the effects	There will be no transboundary effects.
(d) risks to human health or the environment	New development affords the opportunity to create risks to the environment without adequate controls and or mitigation measures being in place.
(e) magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	Spatial effect will be across the District. There is a requirement to plan for some 390 homes per year across the district together with land for a range of other uses including employment. There will be a range of effects associated with this including environmental.
(f) value and vulnerability of the area likely to be affected due to : <ul style="list-style-type: none"> - special characteristics or cultural heritage - exceeded environmental quality standards or limits - intensive land use 	The District is characterised by high quality and diverse landscape and wildlife, which over the years has been threatened by development pressures. The district also contains many assets important to cultural heritage including a World Heritage site.
(g) effects on areas or landscapes which have a recognised national, community or international protection status	The District contains a number of areas, which have a recognised national or community protection status. These include an AONB, SSSI's and Special Protection Area/Special Area of Conservation. Appropriate Assessment will also be undertaken in accordance with the European Habitats Directive

Responses from the Consultation Bodies

Before making a determination under Regulation 9, the following Consultation Bodies were consulted:

- Natural England
- Environment Agency
- English Heritage

The responses received are set out below.

Environment Agency	We note that you have determined that the implementation of the Sites and Policies DPD will have significant environmental effects upon the district and as such that it is your view that an environmental assessment will be required in accordance the Environmental Assessment of Plans and Programmes Regulations 2004. Having considered the criteria set out in Schedule 1 of the Regulations and the information contained with Appendix 1 of your scoping report, we find no reason to disagree with your conclusion that an Environment Assessment is required.
English Heritage	No specific comments on the requirement for SEA but note that the Scoping Report is considered to set out the basis of an appropriate framework against which to assess the likely impact of the Policies and proposals of this DPD upon the historic environment
Natural England	No specific comments on the requirement for SEA but do make helpful comments on various aspects of the Scoping Report.

APPENDIX 2

Sustainability Objectives and Assessment Rationale (relevant to allocations of land for housing and employment)		
SA Objective	Performance	Commentary
1. Quality housing available to everyone		
<ul style="list-style-type: none"> Will it make housing available to people in need? 	✓	Site size would allow the council to negotiate an element of affordable housing under current policy
	✓✓	Site size will be capable of delivering a significant amount of affordable housing (30+)
	x	Site is below the size threshold required to deliver an element of affordable housing under current policy
<ul style="list-style-type: none"> Will it improve energy efficiency in housing? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
<ul style="list-style-type: none"> Will it increase the use of sustainable building practices? 		
2. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it promote positive health and prevent ill health? Will it encourage healthy lifestyles? Will it address health inequalities 	✓	Site is within 1km of a play area or amenity open space and/or 3km of an outdoor sport facility
	✓✓	Site is within 1km of a play area or amenity open space and/or 3km of an outdoor sport facility and is large enough to accommodate new amenity open space/play area
	x	Development would effect existing or proposed sporting or recreational facility (including allotments)
	xx	Development would effect existing or proposed sporting or recreational facility (including allotments) in those wards rated as amongst the most deprived or second most deprived 25% of England's population in terms of health inequality.
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
<ul style="list-style-type: none"> Will it reduce fear of crime? 		
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> Will it reduce the potential for social isolation with particular regard to disadvantaged groups? 	✓	Provision of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
	✓✓	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
<ul style="list-style-type: none"> Will it improve and increase community facilities? 	(✓)	(For sites 1ha+) Large site with potential for mixed uses, incorporating community facility(ies).
	x	Loss of a community facility
	x	Adverse impact on local schools
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase availability and accessibility of culture/leisure/recreation activities/venues? 	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
<ul style="list-style-type: none"> Will it preserve, promote and enhance culture in the District? 	x	Development will result in loss of all/part of any of the following: park or garden, outdoor sports facility, amenity open space , play area for children/teenagers, an allotment, a village hall or any other building/area of cultural, recreational or amenity value to local people
6. Local needs met locally		
<ul style="list-style-type: none"> Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? 		(For larger scale Urban Extensions in Harrogate & Knaresborough - 250+ dwellings) Number of services/facilities within 1200m radius (Shopping centre, Secondary School, Primary school, Supermarket, major employer, GP surgery:
	xx	No services/facilities
	✓	1-2 services/facilities

	✓✓	3+ services/facilities
		(For all other Housing sites the following will apply depending on settlement categorisation)
	✓✓	The site schedule indicates a positive score for accessibility to jobs, shops and services and therefore residents are considered to be able to access services and commute to work by non-car modes of transport.
	x	The site schedule indicates a negative score for accessibility to jobs, shops and services and therefore residents are considered to be unable to access jobs, shops and services and commute to work by non car modes. It does, however lie within the development limit of the main urban centre.
	(x)	The site schedule indicates a negative score for accessibility to jobs, shops and services and therefore residents are considered to be unable to access jobs, shops and services and commute to work by non car modes. However, it is within 400m of a bus stop on the key bus network.
	xx	The site schedule indicates a negative score for accessibility to jobs, shops and services and therefore residents are considered to be unable to access jobs, shops and services and commute to work by non car modes.
		For Employment Sites
	✓✓	Employment site accessible by public transport
	x	Employment site not accessible by public transport
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? 	Score as 1	See comments made under objective 1
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	✓	Development of the site will enhance the vibrancy of the town/village centre
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> Will it promote lifelong learning and widening participation in lifelong learning activities? Will it improve levels of basic skills Will it provide opportunities for training and apprenticeships 	(✓)	Employment is proposed as part of the allocation and this may bring opportunities for apprenticeships and training
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? 	✓	Neutral or slight effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species
	x	Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable development
	xx	Very adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species
<ul style="list-style-type: none"> Will it increase the quality and quantity of woodland cover? 	x	Development would adversely affect a significant area of woodland cover
<ul style="list-style-type: none"> Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives 	?	The site is large enough to incorporate an area of natural/semi natural greenspace (including woodland), which will increase wildlife interest, biodiversity and woodland cover. On-site provision is only required in certain circumstances
<ul style="list-style-type: none"> Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites? 	✓	There is a public right of way close to the site
	✓	The natural interest of, and access to, nearby sites of natural interest will be promoted through this site's development
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	x	Adverse impact
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	✓	Slight adverse effect – relatively few landscape constraints
	x	Moderate adverse – Some adverse effects but could be mitigated
	xx	High adverse effect – Only appropriate if other factors are strongly in favour
	✓	Minor or no conflict with the purposes of Green Wedge designation
	x	Significant conflict with the purposes of Green Wedge designation
	xx	Major conflict with the purposes of Green Wedge designation
9. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land? 	✓	Development will result in the clean up of contaminated land

• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
	x	Adverse effect on objective values stated in the 2007 Air Quality Strategy
	xx	Significant adverse effect on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	✓	Brownfield land – limited loss of soils
	x	Greenfield land – loss of soils
	xx	Loss of Best and Good Agricultural Land (Grade2/3)
• Will it prevent unacceptable levels of noise and light pollution?	x	A major road/railway line/industry lies close to the site
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car	Score as 6	See comments under objective 6
• Will it ease congestion on the road/rail network?	✓✓	Traffic generated as a result of development can be accommodated on to the highway network without causing significant capacity/traffic displacement issues
	x	Traffic generated as a result of development would cause some capacity issues
	xx	Traffic generated would result in significant capacity/displacement issues
• Will it increase provision of public transport where needed?	✓✓	Adjacent to both key bus and rail network (or affords good connectivity to the rail station) and extension of the key bus network is possible as part of the development
	✓	Adjacent only to the key bus network the extension of which is possible as part of the development
	x	Location does not offer good connectivity but there may be opportunities for improvement
	xx	Location does not offer good connectivity and there are no opportunities for improvement
• Will it improve existing provision of cycleways and footpaths?	✓✓	Well served by existing routes
	✓	Ability to connect to the cycle network
	x	Poor connectivity to the cycle network
	xx	Poor connectivity to the cycle network, with no prospect of improvement
• Will it make the environment for non car travel more attractive?	✓✓	Site is well served by non car modes of travel
	x	Environment is not conducive to non car modes of travel but there may be opportunities for improvement.
	xx	Environment is not conducive to non car modes of travel and there are no opportunities for improvement.
• Will it improve rail services and facilities?	✓	The site offers the opportunity to enhance existing rail facilities (e.g. through improvements to pedestrian access/parking or park and ride)
	✓✓	The location offers the opportunity to provide a new rail halt
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	✓	Site lies within 400m of a bus stop on the key bus network.
	x	The site is not within 400m of a bus stop on the key bus network
	xx	The site is not within 400m of a bus stop on the key bus network (50+ dwellings)
• Will it increase the amount of energy from renewable sources that is generated and consumed?	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
• Will it reduce the risk of flooding?	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
	✓	Development boundary can be amended to remove risk of flooding
	x	In an area at risk from flooding (Flood Zones 2 and 3a) Affects only a small area of the option
	xx	Most of the site is in an area at risk from flooding (Flood Zones 2 and 3a)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.

<ul style="list-style-type: none"> Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?) 	✓	Would utilise brownfield land as part of the development
	✗	Greenfield land but not Best and Good Agricultural Land
	✖✖	Loss of Best and Good Agricultural Land
	✓	The site can accommodate at least 30 dwellings/hectare
	✗	Constraints mean that the site can not accommodate 30 dwellings/hectare
	✓✓	The site can accommodate more than 35 dwellings per hectare
	✓	The site can accommodate 35 dwellings/hectare
	✗	Constraints mean that the site can not accommodate 35 dwellings/hectare
	✓✓	The site can accommodate more than 40 dwellings per hectare
	✓	The site can accommodate 40 dwellings/hectare
<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste 	✗	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
	13. Protect and enhance the historic environment	
<ul style="list-style-type: none"> Will it enhance features and areas of historical/cultural value? Will it promote sensitive re-use of historic/culturally important buildings where appropriate? Will it conserve the character of historic settlements and conservation areas? Will it preserve and where appropriate enhance features of archaeological importance? 	✓	Development is unlikely to have a detrimental impact on the historic environment
	✗	Development will impact on the historic environment, but appropriate mitigation measures should enable some development to be acceptable
	✖✖	Development of this site would adversely impact on the historic environment
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> Will it promote the development of communities with accessible services, employment, shops and leisure facilities? 	N/A	Accessibility has already been addressed under objectives 6 and 10. Scoring here would result in double counting
<ul style="list-style-type: none"> Will it prevent inappropriate development in flood plains? 	N/A	Flood risk has already been assessed under objective 11 (see above). Scoring here would result in double counting
<ul style="list-style-type: none"> Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport? 	N/A	Accessible services have already been addressed under objectives 6 and 11. Scoring here would result in double counting.
<ul style="list-style-type: none"> Will it result in the regeneration of derelict or visually unattractive land? 	✓	Provides for the regeneration of derelict or visually unattractive area
<ul style="list-style-type: none"> Will it encourage the re-use of existing buildings? 	✓	The buildings on site are capable of re-use/conversion
	✗	Demolition of buildings/structures would be required
<ul style="list-style-type: none"> Will it ensure high design quality, which supports local distinctiveness? 	✓	Site re-development provides an opportunity for high quality design
<ul style="list-style-type: none"> Will it promote mixed use development? 	✓	Mixed use scheme proposed.
15. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it provide employment opportunities for local people? Will it contribute to improving diversity of employment opportunities? 	✓✓	Site for employment
	✓	Development will provide employment opportunities as part of a mixed use scheme.
	✖✖	Loss of employment
<ul style="list-style-type: none"> Will it ensure employment opportunities are accessible by public transport? 	✓✓	Employment site accessible by public transport
	✗	Employment site not accessible by public transport
	✖✖	Loss of employment site accessible by public transport

16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> • <i>Will it support existing businesses?</i> • <i>Will it maximise local skills?</i> • <i>Will it encourage investment (including inward investment)?</i> • <i>Will it provide for the needs of business (such as a range of premises, land and infrastructure)?</i> 	✓	Provision of affordable housing will help support existing businesses with the recruitment and retention of staff
	xx	Existing businesses on site will be displaced
	xx	Site provides a useful supply of low grade employment land
	✓✓	Provision of employment land will encourage investment and support local business expansion
	✓	Provision of employment land as part of a mixed use scheme will encourage investment and support local business expansion

APPENDIX 3

This appendix is available on-line only. It sets out a detailed appraisal of all the sites that have been assessed.

PPRAISAL OF DRAFT DEVELOPMENT MANAGEMENT POLICIES

Sites for Settlement Growth

SA Objective	Preferred Option: Allocations of land to meet the District Housing requirement	Rejected Option: Allocate fewer sites accommodating less dwellings
SA1: Quality Housing available to everyone		
SA2: Conditions & Services to engender good health		
SA3: Safety and security for people and property		
SA4: Vibrant communities which participate in decision making		
SA5: Culture, leisure & recreation activities to all		
SA6: Local needs met locally		
SA7: Education & training opportunities which build skills & capacity		
SA8: Bio-diverse and attractive natural environment		
SA9: Minimal pollution levels		
SA10: Transport network, which maximises access...		
SA11: Minimise greenhouse gas emissions...		
SA12: Prudent & efficient use of energy & natural resources		
SA13: Protect & enhance the historic environment		
SA14: A quality built environment...		
SA15: Good quality employment opportunities ...		
SA16: Conditions for business success & economic growth		
<p>Summary</p> <p>The principle of allocating land to meet the district requirement was appraised as part of the Core Strategy. The preferred option makes the land allocations. Development of sites may have impacts on the natural and built environment and these issues have been identified as part of the appraisal of individual sites. It is considered that no additional appraisal of the options is required.</p>		

Type, mix and density of new market homes

SA Objective	Preferred Option: Policy to guide the appropriate mix	Rejected Option: Not to have a policy and leave it to the market
SA1: Quality Housing available to everyone	✓	✗
SA2: Conditions & Services to engender good health	○	○
SA3: Safety and security for people and property	○	○
SA4: Vibrant communities which participate in decision making	○	○
SA5: Culture, leisure & recreation activities to all	○	○
SA6: Local needs met locally	✓	✗
SA7: Education & training opportunities which build skills & capacity	○	○
SA8: Bio-diverse and attractive natural environment	○	○
SA9: Minimal pollution levels	○	○
SA10: Transport network, which maximises access...	○	○
SA11: Minimise greenhouse gas emissions...	○	○
SA12: Prudent & efficient use of energy & natural resources	○	○
SA13: Protect & enhance the historic environment	○	○
SA14: A quality built environment...	○	○
SA15: Good quality employment opportunities ...	○	○
SA16: Conditions for business success & economic growth	✓	✗
<p>Summary</p> <p>Limited effects have been noted against the SA objectives. The Preferred Option looks to ensure that there is an appropriate mix of housing provided to meet the needs of the community this in turn can help to support the local economy by ensuring that housing is provided to meet workers needs. Conversely negative effects are noted if decisions about type and mix are left to the market as there is a danger that the full range of housing will not be provided.</p>		

Development Limits and replacement dwellings

SA Objective	Preferred Option: Identify development Limits	Rejected Option: Not to identify development limits	Rejected Option: Identify more flexible development limits
SA1: Quality Housing available to everyone			
SA2: Conditions & Services to engender good health			
SA3: Safety and security for people and property			
SA4: Vibrant communities which participate in decision making			
SA5: Culture, leisure & recreation activities to all			
SA6: Local needs met locally			
SA7: Education & training opportunities which build skills & capacity			
SA8: Bio-diverse and attractive natural environment			
SA9: Minimal pollution levels			
SA10: Transport network, which maximises access...			
SA11: Minimise greenhouse gas emissions...			
SA12: Prudent & efficient use of energy & natural resources			
SA13: Protect & enhance the historic environment			
SA14: A quality built environment...			
SA15: Good quality employment opportunities ...			
SA16: Conditions for business success & economic growth			
<p>Summary</p> <p>The principle of identifying development limits was appraised as part of the Core Strategy. This is set out at Appendix 7 of the Core Strategy Sustainability Appraisal Report. This policy adds more detail but the basic principle remains the same. Options for drawing development limits was also appraised as part of the Development Control Policies DPD that focused on the principle of how the boundaries are drawn. Details of this can be found in the Development Control Policies DPD Scoping Report. It is considered that no additional appraisal work is required.</p>			

Flood Risk and sustainable drainage

SA Objective	Preferred Option: Policy that sets the parameters for dealing with flood risk and drainage	Rejected Option: Not to have a policy
SA1: Quality Housing available to everyone	○	○
SA2: Conditions & Services to engender good health	○	○
SA3: Safety and security for people and property	✓	✗
SA4: Vibrant communities which participate in decision making	○	○
SA5: Culture, leisure & recreation activities to all	○	○
SA6: Local needs met locally	○	○
SA7: Education & training opportunities which build skills & capacity	○	○
SA8: Bio-diverse and attractive natural environment	✓	○
SA9: Minimal pollution levels	✓	○
SA10: Transport network, which maximises access...	○	○
SA11: Minimise greenhouse gas emissions...	✓	✗
SA12: Prudent & efficient use of energy & natural resources	○	○
SA13: Protect & enhance the historic environment	○	○
SA14: A quality built environment...	✓	✗
SA15: Good quality employment opportunities ...	○	○
SA16: Conditions for business success & economic growth	○	○
<p>Summary</p> <p>The principle of directing development away from flood risk areas was appraised as part of the Core Strategy (See appendix 7 of the Core Strategy Sustainability Appraisal). As part of that appraisal it was recommended that <i>'consideration will need to be given to the use of sustainable urban drainage systems and how these can effectively be incorporated into new development'</i>. This policy adds more detail to the Core Strategy and requires SuDS to be incorporated into new development where possible. The policy has a positive effect on a number of objectives as it looks to protect people and property from flooding. Conversely not having a policy will have the opposite effects in most cases.</p>		

Unstable Land

SA Objective	Preferred Option: Retain policy approach to development and unstable land	Rejected Option: not to have a policy
SA1: Quality Housing available to everyone	○	○
SA2: Conditions & Services to engender good health	○	○
SA3: Safety and security for people and property	✓	✗
SA4: Vibrant communities which participate in decision making	○	○
SA5: Culture, leisure & recreation activities to all	○	○
SA6: Local needs met locally	○	○
SA7: Education & training opportunities which build skills & capacity	○	○
SA8: Bio-diverse and attractive natural environment	○	○
SA9: Minimal pollution levels	○	○
SA10: Transport network, which maximises access...	○	○
SA11: Minimise greenhouse gas emissions...	○	○
SA12: Prudent & efficient use of energy & natural resources	○	○
SA13: Protect & enhance the historic environment	○	○
SA14: A quality built environment...	○	○
SA15: Good quality employment opportunities ...	○	○
SA16: Conditions for business success & economic growth	○	○
<p>Summary</p> <p>The policy has limited effects, although it does ensure the safety of people and property by ensuring that development takes into consideration land stability, which is a particular issue in Ripon where Gypsum is present.</p>		

Rural Exception Sites

SA Objective	Preferred Option: Allocate land for Rural exception sites	Rejected Option: Not to allocate Rural Exception Sites
SA1: Quality Housing available to everyone	✓	✗
SA2: Conditions & Services to engender good health	○	○
SA3: Safety and security for people and property	○	○
SA4: Vibrant communities which participate in decision making	✓	✗
SA5: Culture, leisure & recreation activities to all	○	○
SA6: Local needs met locally	✓	✗
SA7: Education & training opportunities which build skills & capacity	○	○
SA8: Bio-diverse and attractive natural environment	○	○
SA9: Minimal pollution levels	○	○
SA10: Transport network, which maximises access...	○	○
SA11: Minimise greenhouse gas emissions...	○	○
SA12: Prudent & efficient use of energy & natural resources	○	○
SA13: Protect & enhance the historic environment	○	○
SA14: A quality built environment...	○	○
SA15: Good quality employment opportunities ...	○	○
SA16: Conditions for business success & economic growth	○	○
<p>Summary</p> <p>The principle of allocating Rural Exception Sites was appraised as part of the Core Strategy . The preferred option makes the land allocations. Development of sites on the edge of rural settlements may have impacts on the natural and built environment and these issues have been identified as part of the appraisal of individual sites. The Preferred Option will help to deliver affordable housing and by providing affordable housing in rural locations will help younger people to move to or remain in the rural locality thereby helping to create vibrant and balanced communities.</p> <p>The rejected option will not deliver affordable housing and not to have a policy would be in conflict with the adopted Core Strategy policy HLP3 that provides for the allocation of Rural Exception Sites.</p>		

Affordable Housing

SA Objective	Preferred Option: 40% target for all schemes	Rejected Option: Not to have a policy	Rejected Option: Retain the Existing target and thresholds	Rejected option: Increase the existing target	Rejected option: Reduce the target to below 40%
SA1: Quality Housing available to everyone	✓	✘	✓	✓	✓
SA2: Conditions & Services to engender good health	○	○	○	○	○
SA3: Safety and security for people and property	○	○	○	○	○
SA4: Vibrant communities which participate in decision making	✓	✘	✓	✓	✓
SA5: Culture, leisure & recreation activities to all	○	○	○	○	○
SA6: Local needs met locally	✓	✘	✓	✓	✓
SA7: Education & training opportunities which build skills & capacity	○	○	○	○	○
SA8: Bio-diverse and attractive natural environment	○	○	○	○	○
SA9: Minimal pollution levels	○	○	○	○	○
SA10: Transport network, which maximises access...	○	○	○	○	○
SA11: Minimise greenhouse gas emissions...	○	○	○	○	○
SA12: Prudent & efficient use of energy & natural resources	○	○	○	○	○
SA13: Protect & enhance the historic environment	○	○	○	○	○
SA14: A quality built environment...	○	○	○	○	○
SA15: Good quality employment opportunities ...	○	○	○	○	○
SA16: Conditions for business success & economic growth	○	○	○	○	○
<p>Summary</p> <p>The Preferred Option looks to maximise the amount of affordable housing by requiring all development schemes to provide an element of affordable housing either on-site or by virtue of a financial contribution. This will help to meet the District's affordable housing need and in turn help to meet needs locally and to reduce social exclusion. No impacts have been noted against any of the other SA objectives. Conversely not to have a policy (Rejected Option 1) brings negative effects as there will be no impetus for developers to provide affordable housing.</p> <p>The remaining rejected options will bring positive benefits to a greater or lesser degree. The choice of the Preferred Option therefore is down to the evidence base on viability.</p>					

Sites for New Jobs

SA Objective	Preferred Option: Identify new employment land	Rejected Option: Not to identify new employment land
SA1: Quality Housing available to everyone	○	○
SA2: Conditions & Services to engender good health	○	○
SA3: Safety and security for people and property	○	○
SA4: Vibrant communities which participate in decision making	○	○
SA5: Culture, leisure & recreation activities to all	○	○
SA6: Local needs met locally	○	○
SA7: Education & training opportunities which build skills & capacity	○	○
SA8: Bio-diverse and attractive natural environment	○	○
SA9: Minimal pollution levels	○	○
SA10: Transport network, which maximises access...	○	○
SA11: Minimise greenhouse gas emissions...	○	○
SA12: Prudent & efficient use of energy & natural resources	○	○
SA13: Protect & enhance the historic environment	○	○
SA14: A quality built environment...	○	○
SA15: Good quality employment opportunities ...	✓	✗
SA16: Conditions for business success & economic growth	✓	✗
<p>Summary</p> <p>The principle of allocating new employment land was appraised as part of the Core Strategy . The preferred option makes the land allocations. Development of sites for employment uses may have impacts on the natural and built environment and these issues have been identified as part of the appraisal of individual sites. The Preferred Approach will increase the supply of currently available land and help to support new and developing businesses. It will potentially increase employment opportunities across the Borough.</p> <p>The rejected option will not provide the same degree of certainty of new employment land provision and not to have a policy would be in conflict with the adopted Core Strategy policy HLP3 that provides for the allocation of Rural Exception Sites.</p>		

Protection and Enhancement of Existing Employment Areas

SA Objective	Preferred Option: Protection of employment Land depending on status	Rejected Option: No policy to protect employment land	Rejected Option: Retain the existing protection policy	Rejected Option: Do not offer flexibility on some sites.
SA1: Quality Housing available to everyone	○	○	○	○
SA2: Conditions & Services to engender good health	○	○	○	○
SA3: Safety and security for people and property	○	○	○	○
SA4: Vibrant communities which participate in decision making	○	○	○	○
SA5: Culture, leisure & recreation activities to all	○	○	○	○
SA6: Local needs met locally	○	○	○	○
SA7: Education & training opportunities which build skills & capacity	○	○	○	○
SA8: Bio-diverse and attractive natural environment	○	○	○	○
SA9: Minimal pollution levels	○	○	○	○
SA10: Transport network, which maximises access...	○	○	○	○
SA11: Minimise greenhouse gas emissions...	○	○	○	○
SA12: Prudent & efficient use of energy & natural resources	○	○	○	○
SA13: Protect & enhance the historic environment	○	○	○	○
SA14: A quality built environment...	○	○	○	○
SA15: Good quality employment opportunities ...	✓	✗	✓	✓
SA16: Conditions for business success & economic growth	✓	✗	✓	✓
<p>Summary</p> <p>The Preferred Option is a two layered policy that offers strict protection for those sites identified as key to the local economy whilst offering some limited flexibility on smaller, poorer quality sites for alternative uses, albeit with preference being for those uses that provide for alternative employment opportunities. Overall, therefore it is considered that the approach will have a positive effect on the local economy. No significant effects were noted against other SA objectives. Conversely not to have a policy (Rejected Option 1) brings negative effects as their employment sites are likely to come under pressure for alternative land uses. The remaining rejected options will bring positive benefits to a greater or lesser degree.</p>				

Town and Local Centre Management

SA Objective	Preferred Option: Define in centre locations/ shopping frontages & impact assessment thresholds	Rejected Option: No policy	Rejected Option: Retain the existing policy	Rejected Option: Introduce a % concentration for secondary frontages
SA1: Quality Housing available to everyone	○	○	○	○
SA2: Conditions & Services to engender good health	○	○	○	○
SA3: Safety and security for people and property	○	○	○	○
SA4: Vibrant communities which participate in decision making	○	○	○	○
SA5: Culture, leisure & recreation activities to all	○	○	○	○
SA6: Local needs met locally	✓	(x)	✓	○
SA7: Education & training opportunities which build skills & capacity	○	○	○	○
SA8: Bio-diverse and attractive natural environment	○	○	○	○
SA9: Minimal pollution levels	○	○	○	○
SA10: Transport network, which maximises access...	○	○	○	○
SA11: Minimise greenhouse gas emissions...	○	○	○	○
SA12: Prudent & efficient use of energy & natural resources	○	○	○	○
SA13: Protect & enhance the historic environment	?	○	?	○
SA14: A quality built environment...	?	○	?	○
SA15: Good quality employment opportunities ...	○	○	○	○
SA16: Conditions for business success & economic growth	✓	(x)	✓	○
<p>Summary</p> <p>In respect of the Preferred Option, positive effects have been noted against SA6 and SA16. The focus of the policy approach is to retain retail uses, which will help support vibrancy of local, and town centres. It will also help to support existing businesses by reducing pressure from alternative uses.</p> <p>There may be impacts on the historic environment and the overall quality of the built environment, however at this stage these are uncertain. The effects will be very much site specific and are difficult to quantify until the policy is implemented.</p>				

Protection of Tourist Facilities

SA Objective	Preferred Option: Reduce threshold to 25+ beds and extend protection to other attractions	Preferred Option: Retain existing threshold (30 beds+)	Rejected Option: Cover all size and types of accommodation	Rejected Option: No Protection Policy
SA1: Quality Housing available to everyone	○	○	○	○
SA2: Conditions & Services to engender good health	○	○	○	○
SA3: Safety and security for people and property	○	○	○	○
SA4: Vibrant communities which participate in decision making	○	○	○	○
SA5: Culture, leisure & recreation activities to all	✓	✓	✓	✗
SA6: Local needs met locally	✓	✓	✓	✗
SA7: Education & training opportunities which build skills & capacity	○	○	○	○
SA8: Bio-diverse and attractive natural environment	○	○	○	○
SA9: Minimal pollution levels	○	○	○	○
SA10: Transport network, which maximises access...	○	○	○	○
SA11: Minimise greenhouse gas emissions...	○	○	○	○
SA12: Prudent & efficient use of energy & natural resources	○	○	○	○
SA13: Protect & enhance the historic environment	✓	✓	✓	?
SA14: A quality built environment...	○	○	○	○
SA15: Good quality employment opportunities ...	✓	✓	✓	✗
SA16: Conditions for business success & economic growth	✓	✓	✓	✗
<p>Summary</p> <p>The Preferred Option looks to protect hotel bedspace together with tourist attractions and in so doing provides support for an important part of the local economy and gives confidence for further investment. It provides support for the culture and leisure industries by ensuring there is sufficient accommodation for visitors.</p> <p>The Preferred Option and second and third rejected options are variations on the level of protection to be provided for hotel bedspace related to the threshold size at which the policy is implemented. The assessment has therefore identified the same type of effects; the difference is in the threshold levels. The current approach is to protect hotels with 30 or more lettable bedrooms. Changing the threshold to cover all sizes of accommodation will result in a larger number of smaller hotels being protected. These provide an important supply of accommodation, often complementing the larger establishments. The no protection policy approach will have a negative effect on this important sector of the local economy.</p>				

Sustainable Holiday Tourism

SA Objective	Preferred Option: Sets out parameters for location of tourism attractions/visitor accommodation	Rejected Option: Not to have a policy
SA1: Quality Housing available to everyone	○	○
SA2: Conditions & Services to engender good health	✓	○
SA3: Safety and security for people and property	○	○
SA4: Vibrant communities which participate in decision making	○	○
SA5: Culture, leisure & recreation activities to all	✓	○
SA6: Local needs met locally	○	○
SA7: Education & training opportunities which build skills & capacity	○	○
SA8: Bio-diverse and attractive natural environment	✓	✗
SA9: Minimal pollution levels	○	○
SA10: Transport network, which maximises access...	○	○
SA11: Minimise greenhouse gas emissions...	✓	✗
SA12: Prudent & efficient use of energy & natural resources	○	○
SA13: Protect & enhance the historic environment	✓	✗
SA14: A quality built environment...	✓	○
SA15: Good quality employment opportunities ...	✓	?
SA16: Conditions for business success & economic growth	✓	?
<p>Summary</p> <p>The preferred option generally has positive effects on a number of the SA objectives. The policy looks to steer rural tourism towards those more sustainable locations, thereby minimising greenhouse gasses. Supporting rural tourism also has positive effects on the local economy and in particular the leisure and recreational industries. The preferred option also looks to ensure that these enterprises are respectful of the natural and historic environment. Not have a policy generally brings the opposite effects.</p>		

Air quality

SA Objective	Preferred Option: Measures to improve air quality	Rejected Option: Not to have a policy
SA1: Quality Housing available to everyone	○	○
SA2: Conditions & Services to engender good health	✓	✘
SA3: Safety and security for people and property	○	○
SA4: Vibrant communities which participate in decision making	○	○
SA5: Culture, leisure & recreation activities to all	○	○
SA6: Local needs met locally	○	○
SA7: Education & training opportunities which build skills & capacity	○	○
SA8: Bio-diverse and attractive natural environment	○	○
SA9: Minimal pollution levels	✓	✘
SA10: Transport network, which maximises access...	○	○
SA11: Minimise greenhouse gas emissions...	?	○
SA12: Prudent & efficient use of energy & natural resources	○	○
SA13: Protect & enhance the historic environment	○	○
SA14: A quality built environment...	○	○
SA15: Good quality employment opportunities ...	○	○
SA16: Conditions for business success & economic growth	○	○
<p>Summary</p> <p>Only limited effects have been noted against the SA objectives. Air quality is an issue in certain parts of the district and taking measures to improve this will help to reduce pollution and will have a secondary effect of improving health. Correspondingly, negative effects were noted in respect of pollution and health by not having a policy.</p>		

Parking Provision

SA Objective	Preferred Option: Set out approach to parking requirements	Rejected Option: Not to have a policy
SA1: Quality Housing available to everyone	○	○
SA2: Conditions & Services to engender good health	○	○
SA3: Safety and security for people and property	○	○
SA4: Vibrant communities which participate in decision making	○	○
SA5: Culture, leisure & recreation activities to all	○	○
SA6: Local needs met locally	○	○
SA7: Education & training opportunities which build skills & capacity	○	○
SA8: Bio-diverse and attractive natural environment	○	○
SA9: Minimal pollution levels	○	○
SA10: Transport network, which maximises access...	○	○
SA11: Minimise greenhouse gas emissions...	○	○
SA12: Prudent & efficient use of energy & natural resources	○	○
SA13: Protect & enhance the historic environment	○	○
SA14: A quality built environment...	○	○
SA15: Good quality employment opportunities ...	○	○
SA16: Conditions for business success & economic growth	○	○
<p>Summary</p> <p>No significant effects were noted against the SA objectives for either the Preferred or Rejected option.</p>		

Development within the Green Belt

SA Objective	Preferred Option: Define the extent. Set parameters for major developed sites	Rejected Option: Not to define the Green Belt
SA1: Quality Housing available to everyone		
SA2: Conditions & Services to engender good health		
SA3: Safety and security for people and property		
SA4: Vibrant communities which participate in decision making		
SA5: Culture, leisure & recreation activities to all		
SA6: Local needs met locally		
SA7: Education & training opportunities which build skills & capacity		
SA8: Bio-diverse and attractive natural environment		
SA9: Minimal pollution levels		
SA10: Transport network, which maximises access...		
SA11: Minimise greenhouse gas emissions...		
SA12: Prudent & efficient use of energy & natural resources		
SA13: Protect & enhance the historic environment		
SA14: A quality built environment...		
SA15: Good quality employment opportunities ...		
SA16: Conditions for business success & economic growth		
<p>Summary</p> <p>The principle of defining the Green Belt was appraised as part of the Core Strategy. This is set out at Appendices 6 and 7 of the Core Strategy Sustainability Appraisal Report. Whilst this adds some more detail in terms of major developed sites, it is not considered that further appraisal work is required.</p>		

Designated Heritage Assets

SA Objective	Preferred Option: Protection of Heritage Assets	Rejected Option: Not to have a policy to protect Heritage Assets
SA1: Quality Housing available to everyone	○	○
SA2: Conditions & Services to engender good health	○	○
SA3: Safety and security for people and property	○	○
SA4: Vibrant communities which participate in decision making	○	○
SA5: Culture, leisure & recreation activities to all	✓	○
SA6: Local needs met locally	○	○
SA7: Education & training opportunities which build skills & capacity	○	○
SA8: Bio-diverse and attractive natural environment	○	○
SA9: Minimal pollution levels	○	○
SA10: Transport network, which maximises access...	○	○
SA11: Minimise greenhouse gas emissions...	○	○
SA12: Prudent & efficient use of energy & natural resources	○	○
SA13: Protect & enhance the historic environment	✓	✗
SA14: A quality built environment...	○	○
SA15: Good quality employment opportunities ...	○	○
SA16: Conditions for business success & economic growth	○	○
<p>Summary</p> <p>The preferred option will provide benefits in terms of protecting the historic environment and in turn will enhance the cultural offer in the District. The approach looks to protect the integrity, character and appearance of Conservation Areas, Historic Parks and Gardens, Historic Battlefields, and the District's World Heritage sites and their settings.</p> <p>The rejected option does not provide the appropriate level of support for heritage assets and is in conflict with the SA objective that seeks to protect the historic environment.</p>		

Local Distinctiveness

SA Objective	Preferred Option: Policy for protection	Rejected Option: Not to have a protection Policy	Rejected Option: Expand the policy to include natural assets
SA1: Quality Housing available to everyone	○	○	○
SA2: Conditions & Services to engender good health	○	○	○
SA3: Safety and security for people and property	○	○	○
SA4: Vibrant communities which participate in decision making	○	○	○
SA5: Culture, leisure & recreation activities to all	○	○	○
SA6: Local needs met locally	○	○	○
SA7: Education & training opportunities which build skills & capacity	○	○	○
SA8: Bio-diverse and attractive natural environment	○	○	✓
SA9: Minimal pollution levels	○	○	○
SA10: Transport network, which maximises access...	○	○	○
SA11: Minimise greenhouse gas emissions...	○	○	○
SA12: Prudent & efficient use of energy & natural resources	○	○	○
SA13: Protect & enhance the historic environment	✓	×	✓
SA14: A quality built environment...	✓	×	✓
SA15: Good quality employment opportunities ...	○	○	○
SA16: Conditions for business success & economic growth	○	○	○
<p>Summary</p> <p>The focus of the Preferred Option is to protect those heritage assets, which whilst not formally designated, nevertheless contribute to the District's local distinctiveness. In this way positive effects are noted against the SA objectives that look to protect the historic environment and ensure a quality built environment. Conversely not to include a policy means that negative effects have been noted.</p>			

Area Based Natural Assets

SA Objective	Preferred Option: Protection of natural assets	Rejected Option: Not to have a policy for protection
SA1: Quality Housing available to everyone	○	○
SA2: Conditions & Services to engender good health	○	○
SA3: Safety and security for people and property	○	○
SA4: Vibrant communities which participate in decision making	○	○
SA5: Culture, leisure & recreation activities to all	○	○
SA6: Local needs met locally	○	○
SA7: Education & training opportunities which build skills & capacity	○	○
SA8: Bio-diverse and attractive natural environment	✓	✗
SA9: Minimal pollution levels	○	○
SA10: Transport network, which maximises access...	○	○
SA11: Minimise greenhouse gas emissions...	○	○
SA12: Prudent & efficient use of energy & natural resources	○	○
SA13: Protect & enhance the historic environment	○	○
SA14: A quality built environment...	○	○
SA15: Good quality employment opportunities ...	○	○
SA16: Conditions for business success & economic growth	○	○
<p>Summary</p> <p>The preferred option will provide benefits in terms of protecting the natural environment. The approach looks to protect sites of biodiversity and geodiversity interest. It also looks to protect or enhance the landscape character of the District.</p> <p>The rejected option does not provide the appropriate level of support for natural assets and is in conflict with the SA objective that seeks to protect the natural environment.</p>		

Landscape Protection

SA Objective	Preferred Option: Policy to protect local landscape	Rejected Option: Not to have a protection policy	Rejected Option: Not to designate Special Landscape Areas
SA1: Quality Housing available to everyone	○	○	○
SA2: Conditions & Services to engender good health	○	○	○
SA3: Safety and security for people and property	○	○	○
SA4: Vibrant communities which participate in decision making	○	○	○
SA5: Culture, leisure & recreation activities to all	✓	?	?
SA6: Local needs met locally	○	○	○
SA7: Education & training opportunities which build skills & capacity	○	○	○
SA8: Bio-diverse and attractive natural environment	✓	×	✓
SA9: Minimal pollution levels	○	○	○
SA10: Transport network, which maximises access...	○	○	○
SA11: Minimise greenhouse gas emissions...	○	○	○
SA12: Prudent & efficient use of energy & natural resources	○	○	○
SA13: Protect & enhance the historic environment	✓	×	✓
SA14: A quality built environment...	○	○	○
SA15: Good quality employment opportunities ...	○	○	○
SA16: Conditions for business success & economic growth	○	○	○
<p>Summary</p> <p>The preferred option looks to protect landscape character together with the value of the Nidderdale AONB and designate areas of Special Landscape Areas and has a number of positive effects against the SA objectives, in particular by protecting countryside character. Secondary effects are also identified as ensuring landscape character can also have a positive effect on the historic environment and provide an attractive backdrop for recreational activities. Not to have a policy generally has the opposite effects.</p>			

Sites for New Sport, Open Space and Recreation Facilities

SA Objective	Preferred Option: Makes allocations and provides parameters for new provision	Rejected Option: Not to have a policy	Rejected Option: Include criterion to protect residential amenity
SA1: Quality Housing available to everyone	○	○	○
SA2: Conditions & Services to engender good health	✓	✗	○
SA3: Safety and security for people and property	○	○	○
SA4: Vibrant communities which participate in decision making	✓	✗	○
SA5: Culture, leisure & recreation activities to all	✓	✗	○
SA6: Local needs met locally	✓	✗	○
SA7: Education & training opportunities which build skills & capacity	○	○	○
SA8: Bio-diverse and attractive natural environment	✓	✗	○
SA9: Minimal pollution levels	○	○	○
SA10: Transport network, which maximises access...	○	○	○
SA11: Minimise greenhouse gas emissions...	○	○	○
SA12: Prudent & efficient use of energy & natural resources	○	○	○
SA13: Protect & enhance the historic environment	○	○	○
SA14: A quality built environment...	○	○	○
SA15: Good quality employment opportunities ...	○	○	○
SA16: Conditions for business success & economic growth	○	○	○
<p>Summary</p> <p>The purpose of this policy is to identify areas of new sport and open space provision and to provide parameters to guide development outside of any allocations. Positive effects have been identified for the Preferred Option. Sport and recreational provision can have positive effects on health and increasing provision will improve access to this important community facility. Conversely not to have a local policy brings with it negative effects against the same objectives. The second rejected option is a reference to the need to protect residential amenity and is rejected on the basis that this would make provision unviable. Whilst no significant effects have been noted it will be important to ensure that residential amenity is protected as far as practicable through mitigation measures</p>			

Protection of Existing Sport, Open Space and Recreation Facilities

SA Objective	Preferred Option: Parameters to protect existing provision	Rejected Option: Not to have a protection policy
SA1: Quality Housing available to everyone	○	○
SA2: Conditions & Services to engender good health	✓	✗
SA3: Safety and security for people and property	○	○
SA4: Vibrant communities which participate in decision making	✓	✗
SA5: Culture, leisure & recreation activities to all	✓	✗
SA6: Local needs met locally	✓	✗
SA7: Education & training opportunities which build skills & capacity	○	○
SA8: Bio-diverse and attractive natural environment	✓	✗
SA9: Minimal pollution levels	○	○
SA10: Transport network, which maximises access...	○	○
SA11: Minimise greenhouse gas emissions...	○	○
SA12: Prudent & efficient use of energy & natural resources	○	○
SA13: Protect & enhance the historic environment	○	○
SA14: A quality built environment...	○	○
SA15: Good quality employment opportunities ...	○	○
SA16: Conditions for business success & economic growth	○	○
<p>Summary</p> <p>The purpose of this policy is to protect existing provision. Positive effects have been identified for the Preferred Option. Sport and recreational provision can have positive effects on health and protecting existing provision will improve access to this important community facility. Conversely not to have a local policy brings with it negative effects against the same objectives.</p>		

Protection and enhancement of Community Facilities

SA Objective	Preferred Option: Parameters for protection and enhancement	Rejected Option: Not to have a policy
SA1: Quality Housing available to everyone	✓	✗
SA2: Conditions & Services to engender good health	✓	✗
SA3: Safety and security for people and property	○	○
SA4: Vibrant communities which participate in decision making	✓	✗
SA5: Culture, leisure & recreation activities to all	✓	✗
SA6: Local needs met locally	✓	✗
SA7: Education & training opportunities which build skills & capacity	✓	✗
SA8: Bio-diverse and attractive natural environment	○	○
SA9: Minimal pollution levels	○	○
SA10: Transport network, which maximises access...	○	○
SA11: Minimise greenhouse gas emissions...	○	○
SA12: Prudent & efficient use of energy & natural resources	○	○
SA13: Protect & enhance the historic environment	?	○
SA14: A quality built environment...	○	○
SA15: Good quality employment opportunities ...	○	○
SA16: Conditions for business success & economic growth	○	○
<p>Summary</p> <p>The purpose of this policy is to protect and enhance existing community facilities. A wide range of facilities are referenced and cover, cultural and leisure facilities as well as health and education provision. Positive effects have therefore been noted against the social objectives. Conversely not to have such a policy would have the corresponding negative effects with community facilities being lost to detriment of the vibrancy of the local community.</p>		

Provision of New Community Facilities

SA Objective	Preferred Option: Parameters for new provision	Rejected Option: Not to have a policy
SA1: Quality Housing available to everyone	✓	○
SA2: Conditions & Services to engender good health	✓	○
SA3: Safety and security for people and property	○	○
SA4: Vibrant communities which participate in decision making	✓	○
SA5: Culture, leisure & recreation activities to all	✓	○
SA6: Local needs met locally	✓	○
SA7: Education & training opportunities which build skills & capacity	✓	○
SA8: Bio-diverse and attractive natural environment	○	○
SA9: Minimal pollution levels	○	○
SA10: Transport network, which maximises access...	○	○
SA11: Minimise greenhouse gas emissions...	○	○
SA12: Prudent & efficient use of energy & natural resources	○	○
SA13: Protect & enhance the historic environment	?	○
SA14: A quality built environment...	○	○
SA15: Good quality employment opportunities ...	○	○
SA16: Conditions for business success & economic growth	○	○
<p>Summary</p> <p>The Preferred Option sets out the parameters for development of new community facilities. A wide range of facilities are referenced and cover, cultural and leisure facilities as well as health and education provision. Positive effects have therefore been noted against the social objectives. No discernable effects were noted for the rejected option as not having a policy would neither preclude nor encourage development of community facilities.</p>		

Infrastructure Delivery

SA Objective	Preferred Option: Policy for infrastructure provision	Rejected Option: Not to have a policy
SA1: Quality Housing available to everyone	✓	✗
SA2: Conditions & Services to engender good health	✓	✗
SA3: Safety and security for people and property	✓	✗
SA4: Vibrant communities which participate in decision making	✓	✗
SA5: Culture, leisure & recreation activities to all	○	○
SA6: Local needs met locally	✓	✗
SA7: Education & training opportunities which build skills & capacity	✓	✗
SA8: Bio-diverse and attractive natural environment	✓	✗
SA9: Minimal pollution levels	○	○
SA10: Transport network, which maximises access...	✓	✗
SA11: Minimise greenhouse gas emissions...	○	○
SA12: Prudent & efficient use of energy & natural resources	○	○
SA13: Protect & enhance the historic environment	○	○
SA14: A quality built environment...	○	○
SA15: Good quality employment opportunities ...	○	○
SA16: Conditions for business success & economic growth	○	○
<p>Summary</p> <p>A number of positive effects are noted against the SA objectives for the Preferred Option, largely against the social objectives. The focus of the policy is to ensure that the appropriate level of infrastructure provision to meet the needs of the new and existing community accompanies development. The rejected option of not having such a policy brings correspondingly negative effects as it would make it more difficult to ensure this time of provision.</p>		

Green Infrastructure

SA Objective	Preferred Option: Policy to protect and enhance provision	Rejected Option: Not to have a policy
SA1: Quality Housing available to everyone	<input type="radio"/>	<input type="radio"/>
SA2: Conditions & Services to engender good health	<input checked="" type="checkbox"/>	<input type="radio"/>
SA3: Safety and security for people and property	<input type="radio"/>	<input type="radio"/>
SA4: Vibrant communities which participate in decision making	<input type="radio"/>	<input type="radio"/>
SA5: Culture, leisure & recreation activities to all	<input checked="" type="checkbox"/>	<input type="radio"/>
SA6: Local needs met locally	<input type="radio"/>	<input type="radio"/>
SA7: Education & training opportunities which build skills & capacity	<input type="radio"/>	<input type="radio"/>
SA8: Bio-diverse and attractive natural environment	<input checked="" type="checkbox"/>	<input type="radio"/>
SA9: Minimal pollution levels	<input type="radio"/>	<input type="radio"/>
SA10: Transport network, which maximises access...	<input type="radio"/>	<input type="radio"/>
SA11: Minimise greenhouse gas emissions...	<input checked="" type="checkbox"/>	<input type="radio"/>
SA12: Prudent & efficient use of energy & natural resources	<input type="radio"/>	<input type="radio"/>
SA13: Protect & enhance the historic environment	<input type="radio"/>	<input type="radio"/>
SA14: A quality built environment...	<input type="radio"/>	<input type="radio"/>
SA15: Good quality employment opportunities ...	<input type="radio"/>	<input type="radio"/>
SA16: Conditions for business success & economic growth	<input checked="" type="checkbox"/>	<input type="radio"/>
<p>Summary</p> <p>The Preferred Option would have a positive impact on a number of the SA objectives as the protection and enhancement of green infrastructure supports social well being, can bring economic benefits as an attractive environment can encourage investment in an area and help to have a positive effect on climate change. The rejected option would have no discernable impacts on the SA objectives.</p>		

Protection of Sites and Routes for Transport Infrastructure

SA Objective	Preferred Option: Safeguarded Rotes	Rejected Option: Not to safeguard routes
SA1: Quality Housing available to everyone	○	○
SA2: Conditions & Services to engender good health	✓	○
SA3: Safety and security for people and property	○	○
SA4: Vibrant communities which participate in decision making	○	○
SA5: Culture, leisure & recreation activities to all	○	○
SA6: Local needs met locally	○	○
SA7: Education & training opportunities which build skills & capacity	○	○
SA8: Bio-diverse and attractive natural environment	○	○
SA9: Minimal pollution levels	○	○
SA10: Transport network, which maximises access...	✓	○
SA11: Minimise greenhouse gas emissions...	✓	○
SA12: Prudent & efficient use of energy & natural resources	○	○
SA13: Protect & enhance the historic environment	○	○
SA14: A quality built environment...	○	○
SA15: Good quality employment opportunities ...	○	○
SA16: Conditions for business success & economic growth	✓	○
<p>Only limited effects have been noted in respect of this policy. The focus of the policy is to ensure that routes are protected that will widen transport options. In so doing this will improve accessibility and in turn contribute to reducing greenhouse gas emissions. Improved accessibility will also have a positive effect on the local economy. No discernable impacts were noted from not having a policy.</p>		

Central Areas

SA Objective	Preferred Option: Integrated land use and transportation measures	Rejected Option: Not to identify areas of improvement
SA1: Quality Housing available to everyone	○	○
SA2: Conditions & Services to engender good health	✓	○
SA3: Safety and security for people and property	○	○
SA4: Vibrant communities which participate in decision making	○	○
SA5: Culture, leisure & recreation activities to all	✓	○
SA6: Local needs met locally	○	○
SA7: Education & training opportunities which build skills & capacity	○	○
SA8: Bio-diverse and attractive natural environment	✓	○
SA9: Minimal pollution levels	✓	○
SA10: Transport network, which maximises access...	✓	○
SA11: Minimise greenhouse gas emissions...	✓	○
SA12: Prudent & efficient use of energy & natural resources	○	○
SA13: Protect & enhance the historic environment	✓	○
SA14: A quality built environment...	✓	○
SA15: Good quality employment opportunities ...	○	○
SA16: Conditions for business success & economic growth	✓	○
<p>Summary</p> <p>The Preferred Option would have a positive impact on a number of the SA objectives as the policy looks to support measures to improve the quality of the central areas of the main urban settlements. It also looks to encourage improvements to transport infrastructure to improve accessibility. In turn these measures will help to support the local economy. No discernable impacts were noted in respect of the rejected option.</p>		