

HARROGATE NORTH EAST

H4a(1): Bilton Triangle, North of Granby Farm, Harrogate		
<ul style="list-style-type: none"> • 1.66ha site currently in agricultural use • The site could deliver around 49 dwellings 		
SA Objective	Performance	Commentary
1. Quality housing available to everyone		
• Will it make housing available to people in need?	✓	Site size would allow the council to negotiate an element of affordable housing under current policy
• Will it improve energy efficiency in housing?	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
• Will it increase the use of sustainable building practices?		
2. Conditions and services to engender good health		
<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 and is large enough to accommodate new amenity open space
3. Safety and security for people and property		
• Will it reduce crime and disorder through design measures?	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
• Will it reduce fear of crime?		
4. Vibrant communities which participate in decision making		
• Will it reduce the potential for social isolation with particular regard to disadvantaged groups?	✓	Provision of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
• Will it improve and increase community facilities?	✓	(For sites 1ha+) Large site with potential for mixed uses, incorporating community facility(ies).
	0	
5. Culture, leisure and recreation activities available to all		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
• Will it preserve, promote and enhance culture in the District?	0	
6. Local needs met locally		
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?	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.
• Will it provide appropriate housing for local needs?	✓	See comments made under objective 1
• Will it support the vibrancy of town and village centres?	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<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 	0	
8. Bio-diverse and attractive natural environment		

• Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?	x	Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable development
• Will it increase the quality and quantity of woodland cover?	O	
• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	?	The site is large enough to incorporate an area of natural/semi natural greenspace (including woodland) which will increase wildlife interest, biodiversity and woodland cover. On-site provision is only required in certain circumstances
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	O	
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	O	
• Will it contribute to local distinctiveness and countryside character?	x	Moderate adverse – Some adverse effects but could be mitigated
	xx	Major conflict with the purposes of Green Wedge designation
9. Minimal pollution levels		
• Will it clean up contaminated land?	O	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	x	Greenfield land – loss of soils
• Will it prevent unacceptable levels of noise and light pollution?	O	
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	xx	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
• 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
• Will it improve existing provision of cycleways and footpaths?	✓✓	Well served by existing routes
• Will it make the environment for non car travel more attractive?	xx	Environment is not conducive to non car modes of travel and there are no opportunities for improvement.
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	x	The site is not within 400m of a bus stop on the key bus network
• Will it increase the amount of energy from renewable sources that is generated and consumed?	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
• Will it reduce the risk of flooding?	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
	x	Greenfield land but not grade 2 and 3a

<ul style="list-style-type: none"> Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)? 	x	Greenfield land but not grade 2 and 3a
<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste 	xx	Non developments that the site can increase immediate recycling/creation phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		
<ul style="list-style-type: none"> Will it enhance features and areas of historical/cultural value? Will it promote sensitive re-use of historic/culturally important buildings where appropriate? Will it conserve the character of historic settlements and conservation areas? Will it preserve and where appropriate enhance features of archaeological importance? 	✓	Development is unlikely to have a detrimental impact on the historic environment
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> Will it promote the development of communities with accessible services, employment, shops and leisure facilities? 	N/A	Accessibility has already been addressed under objectives 6 and 10. Scoring here would result in double counting
<ul style="list-style-type: none"> Will it prevent inappropriate development in flood plains? 	N/A	Flood risk has already been assessed under objective 11 (see above). Scoring here would result in double counting
<ul style="list-style-type: none"> Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport? 	N/A	Accessible services have already been addressed under objectives 6 and 11. Scoring here would result in double counting.
<ul style="list-style-type: none"> Will it result in the regeneration of derelict or visually unattractive land? 	0	
<ul style="list-style-type: none"> Will it encourage the re-use of existing buildings? 	0	
<ul style="list-style-type: none"> Will it ensure high design quality which supports local distinctiveness? 	0	
<ul style="list-style-type: none"> Will it promote mixed use development? 	0	
15. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it provide employment opportunities for local people? Will it contribute to improving diversity of employment opportunities? 	0	
<ul style="list-style-type: none"> Will it ensure employment opportunities are accessible by public transport? 	0	
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> Will it support existing businesses? Will it maximise local skills? Will it encourage investment (including inward investment)? Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓	Provision of affordable housing will help support existing businesses with the recruitment and retention of staff

H4a: Bilton Triangle, North of Granby Farm, Harrogate		
<ul style="list-style-type: none"> • 4.22ha site currently in agricultural use • The site could deliver around 95 dwellings 		
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 will be capable of delivering a significant amount of affordable housing (30+)
<ul style="list-style-type: none"> • Will it improve energy efficiency in housing? • Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space
3. Safety and security for people and property		
<ul style="list-style-type: none"> • Will it reduce crime and disorder through design measures? • Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> • Will it reduce the potential for social isolation with particular regard to disadvantaged groups? • Will it improve and increase community facilities? 	✓✓	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
	(✓)	(For sites 1ha+) Large site with potential for mixed uses, incorporating community facility(ies).
	0	
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> • Will it increase availability and accessibility of culture/leisure/recreation activities/venues? • Will it preserve, promote and enhance culture in the District? 	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
	0	
6. Local needs met locally		
<ul style="list-style-type: none"> • Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? • Will it provide appropriate housing for local needs? • Will it support the vibrancy of town and village centres? 	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.
	✓✓	See comments made under objective 1
	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> • Will it promote lifelong learning and widening participation in lifelong learning activities? • Will it improve levels of basic skills? • Will it provide opportunities for training and apprenticeships? 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> • Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? • Will it increase the quality and quantity of woodland cover? 	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
	0	

<ul style="list-style-type: none"> Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives 	?	The site is large enough to incorporate an area of natural/semi natural greenspace (including woodland) which will increase wildlife interest, biodiversity and woodland cover. On-site provision is only required in certain circumstances
<ul style="list-style-type: none"> Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites? 	O	
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	O	
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	x	Moderate adverse – Some adverse effects but could be mitigated
	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? 	O	
<ul style="list-style-type: none"> Will it maintain and where possible improve air quality? 	✓	No impact on objective values stated in the 2007 Air Quality Strategy
<ul style="list-style-type: none"> Will it maintain and where possible improve surface water and groundwater quality? 	?	
<ul style="list-style-type: none"> Will it maintain and where possible improve soil quality and minimise the loss of soils to development 	x	Greenfield land – loss of soils
<ul style="list-style-type: none"> Will it prevent unacceptable levels of noise and light pollution? 	O	
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it increase access to key resources and services by means other than the car 	xx	See comments under objective 6
<ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	✓✓	Well served by existing routes
<ul style="list-style-type: none"> Will it make the environment for non car travel more attractive? 	xx	Environment is not conducive to non car modes of travel and there are no opportunities for improvement.
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions? 	xx	The site is not within 400m of a bus stop on the key bus network (50+ dwellings)
<ul style="list-style-type: none"> Will it increase the amount of energy from renewable sources that is generated and consumed? 	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
<ul style="list-style-type: none"> Will it increase efficiency in water, energy and raw material use? 	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
<ul style="list-style-type: none"> Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?) 	x	Greenfield land but not grade 2 and 3a
	✓✓	The site can accommodate more than 35 dwellings per hectare
<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste 	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

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

H4b: Land north of Kingsley Farm, Bilton Triangle, Harrogate		
<ul style="list-style-type: none"> • 7.5ha site in agricultural use • The site could deliver 226 dwellings 		
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 will be capable of delivering a significant amount of affordable housing (30+)
<ul style="list-style-type: none"> • Will it improve energy efficiency in housing? • Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space/play area
	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? • Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
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 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? 	(✓) 0	(For sites 1ha+) Large site with potential for mixed uses, incorporating community facility(ies).
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> • Will it increase availability and accessibility of culture/leisure/recreation activities/venues? • Will it preserve, promote and enhance culture in the District? 	✓ 0	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
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: 3+ services
<ul style="list-style-type: none"> • Will it provide appropriate housing for local needs? • Will it support the vibrancy of town and village centres? 	✓✓ 0	See comments made under objective 1
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		

• Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?	xx	Very adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species
• Will it increase the quality and quantity of woodland cover?	O	
• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	?	The site is large enough to incorporate an area of natural/semi natural greenspace (including woodland) which will increase wildlife interest, biodiversity and woodland cover. On-site provision is only required in certain circumstances
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	✓	There is a public right of way close to the site
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	O	
• Will it contribute to local distinctiveness and countryside character?	x	Moderate adverse – Some adverse effects but could be mitigated
	xx	Major conflict with the purposes of Green Wedge designation
9. Minimal pollution levels		
• Will it clean up contaminated land?	O	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	xx	Loss of Best and Good Agricultural Land (Grade 3)
• Will it prevent unacceptable levels of noise and light pollution?	x	A major /railway line/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	✓✓	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
• Will it increase provision of public transport where needed?	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
• Will it make the environment for non car travel more attractive?	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?	O	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	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)
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.
	xx	Loss of Best and Good Agricultural Land (Grade 3)

<ul style="list-style-type: none"> Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)? 	xx	Loss of Best and Good Agricultural Land (Grade 3)
<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste 	✓	New site development will result in 40 dwellings that are increasing the amount of waste produced during the construction phase with new households.
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? 	O	
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? 	O	
<ul style="list-style-type: none"> Will it encourage the re-use of existing buildings? 	x	Demolition of buildings/structures would be required
<ul style="list-style-type: none"> Will it ensure high design quality which supports local distinctiveness? 	O	
<ul style="list-style-type: none"> Will it promote mixed use development? 	O	
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? 	O	
<ul style="list-style-type: none"> Will it ensure employment opportunities are accessible by public transport? 	O	
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> Will it support existing businesses? Will it maximise local skills? Will it encourage investment (including inward investment)? Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓	Provision of affordable housing will help support existing businesses with the recruitment and retention of staff

H4c: Land West of Longlands Farm, Bilton Triangle, Harrogate		
<ul style="list-style-type: none"> • 25.02ha site in agricultural use • The site would deliver around 648 dwellings 		
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 will be capable of delivering a significant amount of affordable housing (30+)
<ul style="list-style-type: none"> • Will it improve energy efficiency in housing? • Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space/play area
3. Safety and security for people and property		
<ul style="list-style-type: none"> • Will it reduce crime and disorder through design measures? • Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> • Will it reduce the potential for social isolation with particular regard to disadvantaged groups? • Will it improve and increase community facilities? 	✓✓	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
	(✓)	(For sites 1ha+) Large site with potential for mixed uses, incorporating community facility(ies).
	0	
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> • Will it increase availability and accessibility of culture/leisure/recreation activities/venues? • Will it preserve, promote and enhance culture in the District? 	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
	0	
6. Local needs met locally		
<ul style="list-style-type: none"> • Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? 	✓✓	(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: 3+ services/facilities
<ul style="list-style-type: none"> • Will it provide appropriate housing for local needs? • Will it support the vibrancy of town and village centres? 	✓✓	See comments made under objective 1
	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> • Will it promote lifelong learning and widening participation in lifelong learning activities? • Will it improve levels of basic skills • Will it provide opportunities for training and apprenticeships 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> • Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? 	x	Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable development

• Will it increase the quality and quantity of woodland cover?	O	
• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	?	The site is large enough to incorporate an area of natural/semi natural greenspace (including woodland) which will increase wildlife interest, biodiversity and woodland cover. On-site provision is only required in certain circumstances
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	✓	There is a public right of way close to the site
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	O	
• Will it contribute to local distinctiveness and countryside character?	x	Moderate adverse – Some adverse effects but could be mitigated
	xx	Major conflict with the purposes of Green Wedge designation
9. Minimal pollution levels		
• Will it clean up contaminated land?	O	Development will result in the clean up of contaminated land
• Will it maintain and where possible improve air quality?	x	Adverse effect on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	Short term capacity issues with work not programmed before 2010-2015. Developer funding would be required for the necessary treatment facilities.
	✓	No major capacity issues at the Waste Water Treatment Works
	?	Standard Yorkshire Water comment about surface water discharge
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	xx	Loss of Best and Good Agricultural Land (Grade 3)
• Will it prevent unacceptable levels of noise and light pollution?	x	A major railway line 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	✓✓	See comments under objective 6
• Will it ease congestion on the road/rail network?	xx	Traffic generated would result in significant capacity/displacement issues
• Will it increase provision of public transport where needed?	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
• Will it make the environment for non car travel more attractive?	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?	O	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	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)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)?	xx	Loss of Best and Good Agricultural Land (Grade 3)
	x	Constraints mean that the site can not accommodate 40 dwellings/hectare

<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste 	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		
<ul style="list-style-type: none"> Will it enhance features and areas of historical/cultural value? Will it promote sensitive re-use of historic/culturally important buildings where appropriate? Will it conserve the character of historic settlements and conservation areas? Will it preserve and where appropriate enhance features of archaeological importance? 	O	
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? 	O	
<ul style="list-style-type: none"> Will it encourage the re-use of existing buildings? 	O	
	O	
<ul style="list-style-type: none"> Will it ensure high design quality which supports local distinctiveness? 	O	
<ul style="list-style-type: none"> Will it promote mixed use development? 	O	
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? 	O	
<ul style="list-style-type: none"> Will it ensure employment opportunities are accessible by public transport? 	O	
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> Will it support existing businesses? Will it maximise local skills? Will it encourage investment (including inward investment)? Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓	Provision of affordable housing will help support existing businesses with the recruitment and retention of staff

H7: Starbeck Highways Depot, Harrogate		
<ul style="list-style-type: none"> • 0.62ha site currently in employment use • Site promoted for residential use but assessed here as an employment site 		
SA Objective	Performance	Commentary
1. Quality housing available to everyone		
• Will it make housing available to people in need?	0	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
• Will it improve energy efficiency in housing?	✓	
• Will it increase the use of sustainable building practices?		
2. Conditions and services to engender good health		
<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? 	0	
3. Safety and security for people and property		
• Will it reduce crime and disorder through design measures?	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
• Will it reduce fear of crime?		
4. Vibrant communities which participate in decision making		
• Will it reduce the potential for social isolation with particular regard to disadvantaged groups?	0	
• Will it improve and increase community facilities?	0	
5. Culture, leisure and recreation activities available to all		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
• Will it preserve, promote and enhance culture in the District?	0	
6. Local needs met locally		
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?	×	Employment site not accessible by public transport
• Will it provide appropriate housing for local needs?	0	
• Will it support the vibrancy of town and village centres?	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> • Will it promote lifelong learning and widening participation in lifelong learning activities? • Will it improve levels of basic skills • Will it provide opportunities for training and apprenticeships 	(✓)	Employment is proposed and this may bring opportunities for apprenticeships and training
8. Bio-diverse and attractive natural environment		
• Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?	✓	Neutral or slight effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species
• Will it increase the quality and quantity of woodland cover?	0	

• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	O	
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	O	
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	O	
• Will it contribute to local distinctiveness and countryside character?	O	
9. Minimal pollution levels		
• Will it clean up contaminated land?	?	There may be contamination on the site as a result of the current useage.
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	✓	Brownfield land – limited loss of soils
• 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	x	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
• 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
• Will it improve existing provision of cycleways and footpaths?	x	Poor connectivity to the cycle network
• Will it make the environment for non car travel more attractive?	x	Environment is not conducive to non car modes of travel but there may be opportunities for improvement.
• Will it improve rail services and facilities?	O	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	x	The site is not within 400m of a bus stop on the key bus network
• Will it increase the amount of energy from renewable sources that is generated and consumed?	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
• Will it reduce the risk of flooding?	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)?	✓	Would utilise brownfield land as part of the development
• Will it increase prevention, re-use, recovery and recycling of waste	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

<ul style="list-style-type: none"> • Will it enhance features and areas of historical/cultural value? • Will it promote sensitive re-use of historic/culturally important buildings where appropriate? • Will it conserve the character of historic settlements and conservation areas? • Will it preserve and where appropriate enhance features of archaeological importance? 	✓	Development is unlikely to have a detrimental impact on the historic environment
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> • Will it promote the development of communities with accessible services, employment, shops and leisure facilities? 	N/A	Accessibility has already been addressed under objectives 6 and 10. Scoring here would result in double counting
<ul style="list-style-type: none"> • Will it prevent inappropriate development in flood plains? 	N/A	Flood risk has already been assessed under objective 11 (see above). Scoring here would result in double counting
<ul style="list-style-type: none"> • Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport? 	N/A	Accessible services have already been addressed under objectives 6 and 11. Scoring here would result in double counting.
<ul style="list-style-type: none"> • Will it result in the regeneration of derelict or visually unattractive land? 	✓	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? 	✗	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? 	0	
15. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> • Will it provide employment opportunities for local people? • Will it contribute to improving diversity of employment opportunities? 	✓✓	Retention of site in employment use
<ul style="list-style-type: none"> • Will it ensure employment opportunities are accessible by public transport? 	✗	Employment site not accessible by public transport
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> • Will it support existing businesses? • Will it maximise local skills? • Will it encourage investment (including inward investment)? • Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓✓	Retention of site in employment use (a site that provides a useful supply of lower grade land)

H7: Starbeck Highways Depot, Harrogate		
<ul style="list-style-type: none"> • 0.62ha site currently in employment use • The site would deliver around 20 dwellings 		
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
<ul style="list-style-type: none"> • Will it improve energy efficiency in housing? • Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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
3. Safety and security for people and property		
<ul style="list-style-type: none"> • Will it reduce crime and disorder through design measures? • Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> • Will it reduce the potential for social isolation with particular regard to disadvantaged groups? • Will it improve and increase community facilities? 	✓ 0	Provision of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> • Will it increase availability and accessibility of culture/leisure/recreation activities/venues? • Will it preserve, promote and enhance culture in the District? 	✓ 0	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
6. Local needs met locally		
<ul style="list-style-type: none"> • Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? • Will it provide appropriate housing for local needs? • Will it support the vibrancy of town and village centres? 	× ✓ 0	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. See comments made under objective 1
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 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> • Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? • Will it increase the quality and quantity of woodland cover? 	✓ 0	Neutral or slight effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species

• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	O	
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	O	
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	O	
• Will it contribute to local distinctiveness and countryside character?	O	
9. Minimal pollution levels		
• Will it clean up contaminated land?	?	There may be contamination on the site as a result of the current useage.
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	✓	Brownfield land – limited loss of soils
• 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	x	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
• 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
• Will it improve existing provision of cycleways and footpaths?	x	Poor connectivity to the cycle network
• Will it make the environment for non car travel more attractive?	x	Environment is not conducive to non car modes of travel but there may be opportunities for improvement.
• Will it improve rail services and facilities?	O	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	x	The site is not within 400m of a bus stop on the key bus network
• Will it increase the amount of energy from renewable sources that is generated and consumed?	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
• Will it reduce the risk of flooding?	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?)	✓	Would utilise brownfield land as part of the development
	✓	The site can accommodate 35 dwellings/hectare
• Will it increase prevention, re-use, recovery and recycling of waste	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

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

H15: Knox Hill Farm, Ripon Road, Harrogate		
<ul style="list-style-type: none"> • 23.81ha site currently in agricultural use • The site would deliver around 714 dwellings 		
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 will be capable of delivering a significant amount of affordable housing (30+)
<ul style="list-style-type: none"> • Will it improve energy efficiency in housing? • Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space/play area
3. Safety and security for people and property		
<ul style="list-style-type: none"> • Will it reduce crime and disorder through design measures? • Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> • Will it reduce the potential for social isolation with particular regard to disadvantaged groups? • Will it improve and increase community facilities? 	✓✓	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
	(✓)	(For sites 1ha+) Large site with potential for mixed uses, incorporating community facility(ies).
	0	
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> • Will it increase availability and accessibility of culture/leisure/recreation activities/venues? 	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
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: 3+ services/facilities
<ul style="list-style-type: none"> • Will it provide appropriate housing for local needs? • Will it support the vibrancy of town and village centres? 	✓✓	See comments made under objective 1
	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> • Will it promote lifelong learning and widening participation in lifelong learning activities? • Will it improve levels of basic skills • Will it provide opportunities for training and apprenticeships 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> • Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? • Will it increase the quality and quantity of woodland cover? 	xx	Very adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species
	x	Development would adversely affect a significant area of woodland cover

• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	?	The site is large enough to incorporate an area of natural/semi natural greenspace (including woodland) which will increase wildlife interest, biodiversity and woodland cover. On-site provision is only required in certain circumstances
• 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
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	○	
• Will it contribute to local distinctiveness and countryside character?	xx	High adverse effect – Only appropriate if other factors are strongly in favour
9. Minimal pollution levels		
• Will it clean up contaminated land?	○	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	xx	Loss of Best and Good Agricultural Land (Grade 3)
• Will it prevent unacceptable levels of noise and light pollution?	x	A major road 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	✓✓	See comments under objective 6
• Will it ease congestion on the road/rail network?	xx	Traffic generated would result in significant capacity/displacement issues
• Will it increase provision of public transport where needed?	✓	Adjacent only to the key bus network the extension of which is possible as part of the development
• Will it improve existing provision of cycleways and footpaths?	✓✓	Well served by existing routes
• Will it make the environment for non car travel more attractive?	xx	Environment is not conducive to non car modes of travel and there are no opportunities for improvement.
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	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?	✓	Development boundary can be amended to remove risk of flooding
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)?	xx	Loss of Best and Good Agricultural Land (Grade 3)
	✓	The site can accommodate 40 dwellings/hectare
• Will it increase prevention, re-use, recovery and recycling of waste	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

<ul style="list-style-type: none"> • Will it enhance features and areas of historical/cultural value? • Will it promote sensitive re-use of historic/culturally important buildings where appropriate? • Will it conserve the character of historic settlements and conservation areas? • Will it preserve and where appropriate enhance features of archaeological importance? 	xx	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? 	0	
<ul style="list-style-type: none"> • Will it encourage the re-use of existing buildings? 	0	
<ul style="list-style-type: none"> • Will it ensure high design quality which supports local distinctiveness? 	0	
<ul style="list-style-type: none"> • Will it promote mixed use development? 	0	
15. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> • Will it provide employment opportunities for local people? • Will it contribute to improving diversity of employment opportunities? 	0	
<ul style="list-style-type: none"> • Will it ensure employment opportunities are accessible by public transport? 	0	
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> • Will it support existing businesses? • Will it maximise local skills? • Will it encourage investment (including inward investment)? • Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓	Provision of affordable housing will help support existing businesses with the recruitment and retention of staff

H15a: Knox Hill Farm, Ripon Road, Harrogate		
<ul style="list-style-type: none"> • 1.93ha site currently in agricultural use • The site would deliver around 61 dwellings 		
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 will be capable of delivering a significant amount of affordable housing (30+)
<ul style="list-style-type: none"> • Will it improve energy efficiency in housing? • Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space
3. Safety and security for people and property		
<ul style="list-style-type: none"> • Will it reduce crime and disorder through design measures? • Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> • Will it reduce the potential for social isolation with particular regard to disadvantaged groups? • Will it improve and increase community facilities? 	✓✓ 0	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
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.
6. Local needs met locally		
<ul style="list-style-type: none"> • Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? • Will it provide appropriate housing for local needs? • Will it support the vibrancy of town and village centres? 	(x) ✓✓ 0	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. See comments made under objective 1
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? 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> • Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? • Will it increase the quality and quantity of woodland cover? 	x 0	Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable development
<ul style="list-style-type: none"> • Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives? 	?	The site is large enough to incorporate an area of natural/semi natural greenspace (including woodland) which will increase wildlife interest, biodiversity and woodland cover. On-site provision is only required in certain circumstances

• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	✓	There is a public right of way close to the site
	✓	The natural interest of, and access to, nearby sites of natural interest will be promoted through this site's development
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	O	
• Will it contribute to local distinctiveness and countryside character?	x	Moderate adverse – Some adverse effects but could be mitigated
9. Minimal pollution levels		
• Will it clean up contaminated land?	O	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	xx	Loss of Best and Good Agricultural Land (Grade 3)
• Will it prevent unacceptable levels of noise and light pollution?	x	A major road 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	(x)	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
• 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
• Will it improve existing provision of cycleways and footpaths?	xx	Poor connectivity to the cycle network, with no prospect of improvement
• Will it make the environment for non car travel more attractive?	xx	Environment is not conducive to non car modes of travel and there are no opportunities for improvement.
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.
• Will it increase the amount of energy from renewable sources that is generated and consumed?	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
• Will it reduce the risk of flooding?	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)?	xx	Loss of Best and Good Agricultural Land (Grade 3)
	✓	The site can accommodate 35 dwellings/hectare
• Will it increase prevention, re-use, recovery and recycling of waste	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

<ul style="list-style-type: none"> • Will it enhance features and areas of historical/cultural value? • Will it promote sensitive re-use of historic/culturally important buildings where appropriate? • Will it conserve the character of historic settlements and conservation areas? • Will it preserve and where appropriate enhance features of archaeological importance? 	O	
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? 	O	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? 	O	
<ul style="list-style-type: none"> • Will it ensure high design quality which supports local distinctiveness? 	O	
<ul style="list-style-type: none"> • Will it promote mixed use development? 	O	
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? 	O	
<ul style="list-style-type: none"> • Will it ensure employment opportunities are accessible by public transport? 	O	
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> • Will it support existing businesses? • Will it maximise local skills? • Will it encourage investment (including inward investment)? • Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓	Provision of affordable housing will help support existing businesses with the recruitment and retention of staff

H15b: Knox Hill Farm, Ripon Road, Harrogate		
<ul style="list-style-type: none"> • 5.98ha site currently in agricultural use • The site would deliver around 157 dwellings 		
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 will be capable of delivering a significant amount of affordable housing (30+)
<ul style="list-style-type: none"> • Will it improve energy efficiency in housing? • Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space/play area
3. Safety and security for people and property		
<ul style="list-style-type: none"> • Will it reduce crime and disorder through design measures? • Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> • Will it reduce the potential for social isolation with particular regard to disadvantaged groups? • Will it improve and increase community facilities? 	✓✓	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
	(✓)	(For sites 1ha+) Large site with potential for mixed uses, incorporating community facility(ies).
	0	
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> • Will it increase availability and accessibility of culture/leisure/recreation activities/venues? 	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
6. Local needs met locally		
<ul style="list-style-type: none"> • Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? • Will it provide appropriate housing for local needs? • Will it support the vibrancy of town and village centres? 	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.
	✓✓	See comments made under objective 1
	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> • Will it promote lifelong learning and widening participation in lifelong learning activities? • Will it improve levels of basic skills • Will it provide opportunities for training and apprenticeships 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> • Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? • Will it increase the quality and quantity of woodland cover? 	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
	0	

<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? 	0	
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	xx	High adverse effect – Only appropriate if other factors are strongly in favour
9. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land? 	0	
<ul style="list-style-type: none"> Will it maintain and where possible improve air quality? 	✓	No impact on objective values stated in the 2007 Air Quality Strategy
<ul style="list-style-type: none"> Will it maintain and where possible improve surface water and groundwater quality? 	?	
<ul style="list-style-type: none"> Will it maintain and where possible improve soil quality and minimise the loss of soils to development 	xx	Loss of Best and Good Agricultural Land (Grade 3)
<ul style="list-style-type: none"> Will it prevent unacceptable levels of noise and light pollution? 	0	
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it increase access to key resources and services by means other than the car 	xx	See comments under objective 6
<ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> Will it increase provision of public transport where needed? 	xx	Location does not offer good connectivity and there are no opportunities for improvement
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	✓✓	Well served by existing routes
<ul style="list-style-type: none"> Will it make the environment for non car travel more attractive? 	xx	Environment is not conducive to non car modes of travel and there are no opportunities for improvement.
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions? 	xx	The site is not within 400m of a bus stop on the key bus network (50+ dwellings)
<ul style="list-style-type: none"> Will it increase the amount of energy from renewable sources that is generated and consumed? 	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	✓	Development boundary can be amended to remove risk of flooding
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
<ul style="list-style-type: none"> Will it increase efficiency in water, energy and raw material use? 	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
<ul style="list-style-type: none"> Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?) 	xx	Loss of Best and Good Agricultural Land (Grade 3)
	✓	The site can accommodate 35 dwellings/hectare
<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste 	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

<ul style="list-style-type: none"> • Will it enhance features and areas of historical/cultural value? • Will it promote sensitive re-use of historic/culturally important buildings where appropriate? • Will it conserve the character of historic settlements and conservation areas? • Will it preserve and where appropriate enhance features of archaeological importance? 	xx	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? 	0	
<ul style="list-style-type: none"> • Will it encourage the re-use of existing buildings? 	0	
<ul style="list-style-type: none"> • Will it ensure high design quality which supports local distinctiveness? 	0	
<ul style="list-style-type: none"> • Will it promote mixed use development? 	0	
15. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> • Will it provide employment opportunities for local people? • Will it contribute to improving diversity of employment opportunities? 	0	
<ul style="list-style-type: none"> • Will it ensure employment opportunities are accessible by public transport? 	0	
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> • Will it support existing businesses? • Will it maximise local skills? • Will it encourage investment (including inward investment)? • Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓	Provision of affordable housing will help support existing businesses with the recruitment and retention of staff

H29(1): Land at Kingsley Road, Harrogate		
<ul style="list-style-type: none"> • 0.76ha site currently in agricultural use • The site would deliver around 27 dwellings 		
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
<ul style="list-style-type: none"> • Will it improve energy efficiency in housing? • Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space
	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. (Proposal R3d of the HDLP)
3. Safety and security for people and property		
<ul style="list-style-type: none"> • Will it reduce crime and disorder through design measures? • Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> • Will it reduce the potential for social isolation with particular regard to disadvantaged groups? 	✓	Provision of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
<ul style="list-style-type: none"> • Will it improve and increase community facilities? 	0	
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> • Will it increase availability and accessibility of culture/leisure/recreation activities/venues? 	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
<ul style="list-style-type: none"> • Will it preserve, promote and enhance culture in the District? 	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? 	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.
<ul style="list-style-type: none"> • Will it provide appropriate housing for local needs? 	✓	See comments made under objective 1
<ul style="list-style-type: none"> • Will it support the vibrancy of town and village centres? 	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> • Will it promote lifelong learning and widening participation in lifelong learning activities? • Will it improve levels of basic skills • Will it provide opportunities for training and apprenticeships 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> • Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? 	x	Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable development

• Will it increase the quality and quantity of woodland cover?	O	
• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	O	
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	✓	There is a public right of way close to the site
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	O	
• Will it contribute to local distinctiveness and countryside character?	✓	Slight adverse effect – relatively few landscape constraints
9. Minimal pollution levels		
• Will it clean up contaminated land?	O	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	O	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	xx	Loss of Best and Good Agricultural Land (Grade 3)
• Will it prevent unacceptable levels of noise and light pollution?	O	
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	xx	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
• Will it increase provision of public transport where needed?	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
• Will it make the environment for non car travel more attractive?	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?	O	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	x	The site is not within 400m of a bus stop on the key bus network
• Will it increase the amount of energy from renewable sources that is generated and consumed?	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
• Will it reduce the risk of flooding?	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?)	xx	Loss of Best and Good Agricultural Land (Grade 3)
	✓✓	The site can accommodate more than 35 dwellings per hectare
• Will it increase prevention, re-use, recovery and recycling of waste	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

<ul style="list-style-type: none"> • Will it enhance features and areas of historical/cultural value? • Will it promote sensitive re-use of historic/culturally important buildings where appropriate? • Will it conserve the character of historic settlements and conservation areas? • Will it preserve and where appropriate enhance features of archaeological importance? 	O	
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? 	O	
<ul style="list-style-type: none"> • Will it encourage the re-use of existing buildings? 	O	
<ul style="list-style-type: none"> • Will it ensure high design quality which supports local distinctiveness? 	O	
<ul style="list-style-type: none"> • Will it promote mixed use development? 	O	
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? 	O	
<ul style="list-style-type: none"> • Will it ensure employment opportunities are accessible by public transport? 	O	
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> • Will it support existing businesses? • Will it maximise local skills? • Will it encourage investment (including inward investment)? • Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓	Provision of affordable housing will help support existing businesses with the recruitment and retention of staff

H29: Land at Kingsley Road, Harrogate (Site proposed for mixed use but assessed here as housing only)		
<ul style="list-style-type: none"> • 3.57ha site currently in agricultural use • The site would deliver around 107 dwellings 		
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 will be capable of delivering a significant amount of affordable housing (30+)
<ul style="list-style-type: none"> • Will it improve energy efficiency in housing? • Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space
	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. (Proposal R3d of the HDLP)
3. Safety and security for people and property		
<ul style="list-style-type: none"> • Will it reduce crime and disorder through design measures? • Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
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 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? 	(✓) 0	(For sites 1ha+) Large site with potential for mixed uses, incorporating community facility(ies).
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? 	?	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. The area is identified for potential recreational use in the adopted HDLP.
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? 	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.
<ul style="list-style-type: none"> • Will it provide appropriate housing for local needs? 	✓✓	See comments made under objective 1
<ul style="list-style-type: none"> • Will it support the vibrancy of town and village centres? 	✓	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 	0	
8. Bio-diverse and attractive natural environment		

• Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?	xx	Very adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species
• Will it increase the quality and quantity of woodland cover?	O	
• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	?	The site is large enough to incorporate an area of natural/semi natural greenspace (including woodland) which will increase wildlife interest, biodiversity and woodland cover. On-site provision is only required in certain circumstances
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	✓	There is a public right of way close to the site
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	O	
• Will it contribute to local distinctiveness and countryside character?	✓	Slight adverse effect – relatively few landscape constraints
9. Minimal pollution levels		
• Will it clean up contaminated land?	O	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	O	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	xx	Loss of Best and Good Agricultural Land (Grade 3)
• Will it prevent unacceptable levels of noise and light pollution?	x	A major railway line 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	xx	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
• Will it increase provision of public transport where needed?	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
• Will it make the environment for non car travel more attractive?	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?	O	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	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)
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.
	xx	Loss of Best and Good Agricultural Land (Grade 3)

<ul style="list-style-type: none"> Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)? 	xx	Loss of Best and Good Agricultural Land (Grade 3)
<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste 	✓	New site development will be able to manage its own waste during the reconstruction 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? 	0	
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> Will it promote the development of communities with accessible services, employment, shops and leisure facilities? 	N/A	Accessibility has already been addressed under objectives 6 and 10. Scoring here would result in double counting
<ul style="list-style-type: none"> Will it prevent inappropriate development in flood plains? 	N/A	Flood risk has already been assessed under objective 11 (see above). Scoring here would result in double counting
<ul style="list-style-type: none"> Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport? 	N/A	Accessible services have already been addressed under objectives 6 and 11. Scoring here would result in double counting.
<ul style="list-style-type: none"> Will it result in the regeneration of derelict or visually unattractive land? 	0	
<ul style="list-style-type: none"> Will it encourage the re-use of existing buildings? 	0	
<ul style="list-style-type: none"> Will it ensure high design quality which supports local distinctiveness? 	0	
<ul style="list-style-type: none"> Will it promote mixed use development? 	0	
15. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it provide employment opportunities for local people? Will it contribute to improving diversity of employment opportunities? 	0	
<ul style="list-style-type: none"> Will it ensure employment opportunities are accessible by public transport? 	0	
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> Will it support existing businesses? Will it maximise local skills? Will it encourage investment (including inward investment)? Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓	Provision of affordable housing will help support existing businesses with the recruitment and retention of staff

H29: Land at Kingsley Road, Harrogate (Site proposed for mixed use. Have assumed 1ha to be used for non housing development)		
<ul style="list-style-type: none"> • 3.57ha site currently in agricultural use • The site would deliver around 76 dwellings and 1ha of employment use 		
SA Objective	Performance	Commentary
1. Quality housing available to everyone		
• Will it make housing available to people in need?	✓✓	Site size will be capable of delivering a significant amount of affordable housing (30+)
• Will it improve energy efficiency in housing?	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
• Will it increase the use of sustainable building practices?		
2. Conditions and services to engender good health		
• Will it promote positive health and prevent ill health?	✓✓	Site is within 1km of a play area or amenity open space and/or 3km of an outdoor sport facility and is large enough to accommodate new amenity open space
• Will it encourage healthy lifestyles?		
• Will it address health inequalities		
	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. (Proposal R3d of the HDLP)
3. Safety and security for people and property		
• Will it reduce crime and disorder through design measures?	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
• Will it reduce fear of crime?		
4. Vibrant communities which participate in decision making		
• Will it reduce the potential for social isolation with particular regard to disadvantaged groups?	✓✓	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
• Will it improve and increase community facilities?	(✓)	(For sites 1ha+) Large site with potential for mixed uses, incorporating community facility(ies).
	0	
5. Culture, leisure and recreation activities available to all		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
• Will it preserve, promote and enhance culture in the District?	?	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. The area is identified for potential recreational use in the adopted HDLP.
6. Local needs met locally		
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?	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.
• Will it provide appropriate housing for local needs?	✓✓	See comments made under objective 1
• 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		
• Will it promote lifelong learning and widening participation in lifelong learning activities?	0	
• Will it improve levels of basic skills		
• Will it provide opportunities for training and apprenticeships		
8. Bio-diverse and attractive natural environment		

• Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?	xx	Very adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species
• Will it increase the quality and quantity of woodland cover?	O	
• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	?	The site is large enough to incorporate an area of natural/semi natural greenspace (including woodland) which will increase wildlife interest, biodiversity and woodland cover. On-site provision is only required in certain circumstances
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	✓	There is a public right of way close to the site
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	O	
• Will it contribute to local distinctiveness and countryside character?	✓	Slight adverse effect – relatively few landscape constraints
9. Minimal pollution levels		
• Will it clean up contaminated land?	O	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	xx	Loss of Best and Good Agricultural Land (Grade 3)
• Will it prevent unacceptable levels of noise and light pollution?	x	A major railway line 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	xx	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
• Will it increase provision of public transport where needed?	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
• Will it make the environment for non car travel more attractive?	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?	O	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	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)
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.
	xx	Loss of Best and Good Agricultural Land (Grade 3)

<ul style="list-style-type: none"> Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)? 	xx	Loss of Best and Good Agricultural Land (Grade 3)
<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste 	✓✓	New site development will be sited in a brownfield site during the reconstruction 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? 	O	
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? 	O	
<ul style="list-style-type: none"> Will it encourage the re-use of existing buildings? 	O	
<ul style="list-style-type: none"> Will it ensure high design quality which supports local distinctiveness? 	O	
<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? 	✓	Development will provide employment opportunities as part of a mixed use scheme.
<ul style="list-style-type: none"> Will it ensure employment opportunities are accessible by public transport? 	x	Employment site not accessible by public transport
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> Will it support existing businesses? Will it maximise local skills? Will it encourage investment (including inward investment)? Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓	Provision of employment land as part of a mixed use scheme will encourage investment and support local business expansion

H100: Land at Bilton, Harrogate		
<ul style="list-style-type: none"> • 3.16ha site currently in agricultural use • The site could deliver 83 dwellings 		
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 will be capable of delivering a significant amount of affordable housing (30+)
<ul style="list-style-type: none"> • Will it improve energy efficiency in housing? • Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space
3. Safety and security for people and property		
<ul style="list-style-type: none"> • Will it reduce crime and disorder through design measures? • Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> • Will it reduce the potential for social isolation with particular regard to disadvantaged groups? • Will it improve and increase community facilities? 	✓✓	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
	(✓)	(For sites 1ha+) Large site with potential for mixed uses, incorporating community facility(ies).
	0	
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> • Will it increase availability and accessibility of culture/leisure/recreation activities/venues? • Will it preserve, promote and enhance culture in the District? 	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
	0	
6. Local needs met locally		
<ul style="list-style-type: none"> • Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? • Will it provide appropriate housing for local needs? • Will it support the vibrancy of town and village centres? 	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.
	✓✓	See comments made under objective 1
	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> • Will it promote lifelong learning and widening participation in lifelong learning activities? • Will it improve levels of basic skills? • Will it provide opportunities for training and apprenticeships? 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> • Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? • Will it increase the quality and quantity of woodland cover? 	xx	Very adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species
	x	Development would adversely affect a significant area of woodland cover

• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	?	The site is large enough to incorporate an area of natural/semi natural greenspace (including woodland) which will increase wildlife interest, biodiversity and woodland cover. On-site provision is only required in certain circumstances
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	✓	There is a public right of way close to the site
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0	
• Will it contribute to local distinctiveness and countryside character?	xx	High adverse effect – Only appropriate if other factors are strongly in favour
9. Minimal pollution levels		
• Will it clean up contaminated land?	✓	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
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	xx	Loss of Best and Good Agricultural Land (Grade 3)
• Will it prevent unacceptable levels of noise and light pollution?	0	
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car	xx	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
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
• Will it improve existing provision of cycleways and footpaths?	✓✓	Well served by existing routes
• Will it make the environment for non car travel more attractive?	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?	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	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?	✓	Development boundary can be amended to remove risk of flooding
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?)	xx	Loss of Best and Good Agricultural Land (Grade 3)
	✓	The site can accommodate 35 dwellings/hectare
• Will it increase prevention, re-use, recovery and recycling of waste	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

<ul style="list-style-type: none"> • Will it enhance features and areas of historical/cultural value? • Will it promote sensitive re-use of historic/culturally important buildings where appropriate? • Will it conserve the character of historic settlements and conservation areas? • Will it preserve and where appropriate enhance features of archaeological importance? 	xx	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? 	0	
<ul style="list-style-type: none"> • Will it encourage the re-use of existing buildings? 	0	
<ul style="list-style-type: none"> • Will it ensure high design quality which supports local distinctiveness? 	0	
<ul style="list-style-type: none"> • Will it promote mixed use development? 	0	
15. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> • Will it provide employment opportunities for local people? • Will it contribute to improving diversity of employment opportunities? 	0	
<ul style="list-style-type: none"> • Will it ensure employment opportunities are accessible by public transport? 	0	
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> • Will it support existing businesses? • Will it maximise local skills? • Will it encourage investment (including inward investment)? • Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓	Provision of affordable housing will help support existing businesses with the recruitment and retention of staff

H102(1): Kingsley Farm, Bilton Triangle, Harrogate		
<ul style="list-style-type: none"> • 3.44ha site currently in agricultural use • The site would deliver around 103 dwellings 		
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 will be capable of delivering a significant amount of affordable housing (30+)
<ul style="list-style-type: none"> • Will it improve energy efficiency in housing? • Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space/play area
3. Safety and security for people and property		
<ul style="list-style-type: none"> • Will it reduce crime and disorder through design measures? • Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> • Will it reduce the potential for social isolation with particular regard to disadvantaged groups? • Will it improve and increase community facilities? 	✓✓	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
	(✓)	Large site with potential for mixed uses, incorporating community facility(ies).
	0	
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> • Will it increase availability and accessibility of culture/leisure/recreation activities/venues? • Will it preserve, promote and enhance culture in the District? 	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
	0	
6. Local needs met locally		
<ul style="list-style-type: none"> • Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? • Will it provide appropriate housing for local needs? • Will it support the vibrancy of town and village centres? 	xx	The site schedule indicates a negative score for accessibility to jobs, shops and services therefore residents are considered to be unable to access jobs, shops and services and commute to work by non car modes of transport
	✓✓	See comments made under objective 1
	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> • Will it promote lifelong learning and widening participation in lifelong learning activities? • Will it improve levels of basic skills • Will it provide opportunities for training and apprenticeships 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> • Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? • Will it increase the quality and quantity of woodland cover? 	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
	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
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	0	
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	✓	Slight adverse effect – relatively few landscape constraints
9. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land? 	0	
<ul style="list-style-type: none"> Will it maintain and where possible improve air quality? 	✓	No impact on objective values stated in the 2007 Air Quality Strategy
<ul style="list-style-type: none"> Will it maintain and where possible improve surface water and groundwater quality? 	?	
<ul style="list-style-type: none"> Will it maintain and where possible improve soil quality and minimise the loss of soils to development 	xx	Loss of Best and Good Agricultural Land (Grade 3)
<ul style="list-style-type: none"> Will it prevent unacceptable levels of noise and light pollution? 	x	A major railway line lies close to the site
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it increase access to key resources and services by means other than the car 	✓✓	See comments under objective 6
<ul style="list-style-type: none"> Will it ease congestion on the road/rail network? 	✓✓	Traffic generated as a result of development can be accommodated on to the highway network without causing significant capacity/traffic displacement issues
<ul style="list-style-type: none"> Will it increase provision of public transport where needed? 	xx	Location does not offer good connectivity and there are no opportunities for improvement
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	✓✓	Well served by existing routes
<ul style="list-style-type: none"> Will it make the environment for non car travel more attractive? 	xx	Environment is not conducive to non car modes of travel and there are no opportunities for improvement.
<ul style="list-style-type: none"> Will it improve rail services and facilities? 	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions? 	xx	The site is not within 400m of a bus stop on the key bus network (50+ dwellings)
<ul style="list-style-type: none"> Will it increase the amount of energy from renewable sources that is generated and consumed? 	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
<ul style="list-style-type: none"> Will it increase efficiency in water, energy and raw material use? 	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
<ul style="list-style-type: none"> Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?) 	xx	Loss of Best and Good Agricultural Land (Grade 3)
	✓	The site can accommodate at least 30 dwellings/hectare
<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste 	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

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

H102: Kingsley Farm, Bilton Triangle, Harrogate		
<ul style="list-style-type: none"> 7.82ha site currently in agricultural use The site would deliver around 234 dwellings 		
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 will be capable of delivering a significant amount of affordable housing (30+)
<ul style="list-style-type: none"> Will it improve energy efficiency in housing? Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space/play area
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> Will it reduce the potential for social isolation with particular regard to disadvantaged groups? Will it improve and increase community facilities? 	✓✓	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
	(✓)	Large site with potential for mixed uses, incorporating community facility(ies).
	0	
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase availability and accessibility of culture/leisure/recreation activities/venues? Will it preserve, promote and enhance culture in the District? 	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
	0	
6. Local needs met locally		
<ul style="list-style-type: none"> Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? 	✓✓	(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): 3+ services/facilities
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? Will it support the vibrancy of town and village centres? 	✓✓	See comments made under objective 1
	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> Will it promote lifelong learning and widening participation in lifelong learning activities? Will it improve levels of basic skills? Will it provide opportunities for training and apprenticeships? 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? 	x	Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable development

• Will it increase the quality and quantity of woodland cover?	x	Development would adversely affect a significant area of woodland cover
• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	?	The site is large enough to incorporate an area of natural/semi natural greenspace (including woodland) which will increase wildlife interest, biodiversity and woodland cover. On-site provision is only required in certain circumstances
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	✓	There is a public right of way close to the site
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0	
• Will it contribute to local distinctiveness and countryside character?	✓	Slight adverse effect – relatively few landscape constraints
9. Minimal pollution levels		
• Will it clean up contaminated land?	0	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	xx	Loss of Best and Good Agricultural Land (Grade 3)
• Will it prevent unacceptable levels of noise and light pollution?	x	A major railway line 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	✓✓	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
• Will it increase provision of public transport where needed?	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
• Will it make the environment for non car travel more attractive?	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?	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	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)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)?	xx	Loss of Best and Good Agricultural Land (Grade 3)
	✓	The site can accommodate 40 dwellings/hectare
• Will it increase prevention, re-use, recovery and recycling of waste	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.

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

H106: Claro Road, Harrogate		
<ul style="list-style-type: none"> • 4.40ha site currently in use as a Rugby Club • The site could deliver around 116 dwellings 		
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 will be capable of delivering a significant amount of affordable housing (30+)
<ul style="list-style-type: none"> • Will it improve energy efficiency in housing? • Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space
	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? • Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
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 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? 	(✓)	Large site with potential for mixed uses, incorporating community facility(ies).
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? 	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.
<ul style="list-style-type: none"> • Will it provide appropriate housing for local needs? 	✓✓	See comments made under objective 1
<ul style="list-style-type: none"> • Will it support the vibrancy of town and village centres? 	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> • Will it promote lifelong learning and widening participation in lifelong learning activities? • Will it improve levels of basic skills • Will it provide opportunities for training and apprenticeships 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> • Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? 	x	Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable development

• Will it increase the quality and quantity of woodland cover?	O	
• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	?	The site is large enough to incorporate an area of natural/semi natural greenspace (including woodland) which will increase wildlife interest, biodiversity and woodland cover. On-site provision is only required in certain circumstances
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	O	
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	O	
• Will it contribute to local distinctiveness and countryside character?	x	Moderate adverse – Some adverse effects but could be mitigated
9. Minimal pollution levels		
• Will it clean up contaminated land?	O	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	x	Greenfield land – loss of soils
• 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	x	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
• 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
• Will it improve existing provision of cycleways and footpaths?	✓✓	Well served by existing routes
• Will it make the environment for non car travel more attractive?	✓✓	Site is well served by non car modes of travel
• Will it improve rail services and facilities?	O	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	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)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)?	x	Greenfield land but not Best and Good Agricultural Land
	✓	The site can accommodate 35 dwellings/hectare

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

H107a: Station Parade and Copthall Bridge House, Harrogate		
<ul style="list-style-type: none"> • 1.57ha site currently occupied by a mix of uses • Number of dwellings not determined 		
SA Objective	Performance	Commentary
1. Quality housing available to everyone		
• Will it make housing available to people in need?	✓	Site size will be capable of delivering affordable housing
• Will it improve energy efficiency in housing?	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
• Will it increase the use of sustainable building practices?		
2. Conditions and services to engender good health		
<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 and is large enough to accommodate new amenity open space
3. Safety and security for people and property		
• Will it reduce crime and disorder through design measures?	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
• Will it reduce fear of crime?		
4. Vibrant communities which participate in decision making		
• Will it reduce the potential for social isolation with particular regard to disadvantaged groups?	○	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
• Will it improve and increase community facilities?	○	
5. Culture, leisure and recreation activities available to all		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
• Will it preserve, promote and enhance culture in the District?	○	
6. Local needs met locally		
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?	✓✓	The site 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.
• Will it provide appropriate housing for local needs?	✓	See comments made under objective 1
• 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		
• 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
• Will it increase the quality and quantity of woodland cover?	○	

• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	○	
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	○	
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	○	
• Will it contribute to local distinctiveness and countryside character?	○	
9. Minimal pollution levels		
• Will it clean up contaminated land?	○	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	✓	Brownfield land – limited loss of soils
• Will it prevent unacceptable levels of noise and light pollution?	✓	A major road/railway line 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	✓✓	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
• 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
• Will it improve existing provision of cycleways and footpaths?	✓✓	Well served by existing routes
• Will it make the environment for non car travel more attractive?	✓✓	Site is well served by non car modes of travel
• Will it improve rail services and facilities?	✓	The site offers the opportunity to enhance existing rail facilities (eg through improvements to pedestrian access/parking or park and ride)
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.
• Will it increase the amount of energy from renewable sources that is generated and consumed?	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
• Will it reduce the risk of flooding?	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	×	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?)	✓	Would utilise brownfield land as part of the development
	✓✓	The site can accommodate more than 40 dwellings per hectare
• 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? 	x	Development will impact on the historic environment, but appropriate mitigation measures should enable some development to be acceptable
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> • Will it promote the development of communities with accessible services, employment, shops and leisure facilities? 	N/A	Accessibility has already been addressed under objectives 6 and 10. Scoring here would result in double counting
<ul style="list-style-type: none"> • Will it prevent inappropriate development in flood plains? 	N/A	Flood risk has already been assessed under objective 11 (see above). Scoring here would result in double counting
<ul style="list-style-type: none"> • Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport? 	N/A	Accessible services have already been addressed under objectives 6 and 11. Scoring here would result in double counting.
<ul style="list-style-type: none"> • Will it result in the regeneration of derelict or visually unattractive land? 	✓	Provides for the regeneration of derelict or visually unattractive area
<ul style="list-style-type: none"> • 	x	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? 	✓	Development will provide employment opportunities as part of a mixed use scheme.
<ul style="list-style-type: none"> • Will it ensure employment opportunities are accessible by public transport? 	✓✓	Employment site accessible by public transport
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> • Will it support existing businesses? • Will it maximise local skills? • Will it encourage investment (including inward investment)? • Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓	Provision of employment land as part of a mixed use scheme will encourage investment and support local business expansion

H107: Station Parade, Harrogate		
<ul style="list-style-type: none"> • 0.84ha site currently occupied by a mix of uses • The site could deliver around 112 dwellings 		
SA Objective	Performance	Commentary
1. Quality housing available to everyone		
• Will it make housing available to people in need?	✓✓	Site size will be capable of delivering a significant amount of affordable housing (30+)
• Will it improve energy efficiency in housing?	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
• Will it increase the use of sustainable building practices?		
2. Conditions and services to engender good health		
<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 and is large enough to accommodate new amenity open space
3. Safety and security for people and property		
• Will it reduce crime and disorder through design measures?	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
• Will it reduce fear of crime?		
4. Vibrant communities which participate in decision making		
• Will it reduce the potential for social isolation with particular regard to disadvantaged groups?	✓✓	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
• Will it improve and increase community facilities?	0	
5. Culture, leisure and recreation activities available to all		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
• Will it preserve, promote and enhance culture in the District?	0	
6. Local needs met locally		
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?	✓✓	The site 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.
• Will it provide appropriate housing for local needs?	✓✓	See comments made under objective 1
• 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		
• 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
• Will it increase the quality and quantity of woodland cover?	0	

• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	O	
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	O	
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	O	
• Will it contribute to local distinctiveness and countryside character?	O	
9. Minimal pollution levels		
• Will it clean up contaminated land?	O	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	✓	Brownfield land – limited loss of soils
• Will it prevent unacceptable levels of noise and light pollution?	✓	A major road/railway linelies 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	✓✓	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
• 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
• Will it improve existing provision of cycleways and footpaths?	✓✓	Well served by existing routes
• Will it make the environment for non car travel more attractive?	✓✓	Site is well served by non car modes of travel
• Will it improve rail services and facilities?	✓	The site offers the opportunity to enhance existing rail facilities (eg through improvements to pedestrian access/parking or park and ride)
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.
• Will it increase the amount of energy from renewable sources that is generated and consumed?	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
• Will it reduce the risk of flooding?	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?)	✓	Would utilise brownfield land as part of the development
	✓✓	The site can accommodate more than 40 dwellings per hectare
• Will it increase prevention, re-use, recovery and recycling of waste	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

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

H110(1): White's Removals, Mornington Terrace, Harrogate		
<ul style="list-style-type: none"> • 0.34ha site currently in employment use • The site would deliver around 14 dwellings 		
SA Objective	Performance	Commentary
1. Quality housing available to everyone		
•	✓	Site size would allow the council to negotiate an element of affordable housing under current policy
• <i>Will it improve energy efficiency in housing?</i>	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
• <i>Will it increase the use of sustainable building practices?</i>		
2. Conditions and services to engender good health		
<ul style="list-style-type: none"> • <i>Will it promote positive health and prevent ill health?</i> • <i>Will it encourage healthy lifestyles?</i> • <i>Will it address health inequalities?</i> 	✓	Site is within 1km of a play area or amenity open space and/or 3km of an outdoor sport facility
3. Safety and security for people and property		
• <i>Will it reduce crime and disorder through design measures?</i>	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
• <i>Will it reduce fear of crime?</i>		
4. Vibrant communities which participate in decision making		
• <i>Will it reduce the potential for social isolation with particular regard to disadvantaged groups?</i>	0	
• <i>Will it improve and increase community facilities?</i>	0	
5. Culture, leisure and recreation activities available to all		
• <i>Will it increase availability and accessibility of culture/leisure/recreation activities/venues?</i>	0	
• <i>Will it preserve, promote and enhance culture in the District?</i>	0	
6. Local needs met locally		
• <i>Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?</i>	×	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.
• <i>Will it provide appropriate housing for local needs?</i>	✓	See comments made under objective 1
• <i>Will it support the vibrancy of town and village centres?</i>	✓	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"> • <i>Will it promote lifelong learning and widening participation in lifelong learning activities?</i> • <i>Will it improve levels of basic skills?</i> • <i>Will it provide opportunities for training and apprenticeships?</i> 	0	
8. Bio-diverse and attractive natural environment		
• <i>Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?</i>	✓	Neutral or slight effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species
• <i>Will it increase the quality and quantity of woodland cover?</i>	0	

• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	0	
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	0	
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0	
• Will it contribute to local distinctiveness and countryside character?	✓	Slight adverse effect – relatively few landscape constraints
9. Minimal pollution levels		
• Will it clean up contaminated land?	(✓)	Development will result in the clean up of potentially contaminated land
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	✓	Brownfield land – limited loss of soils
• Will it prevent unacceptable levels of noise and light pollution?	0	
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car	x	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
• Will it increase provision of public transport where needed?	x	Location does not offer good connectivity but there may be opportunities for improvement
• Will it improve existing provision of cycleways and footpaths?	✓	Ability to connect to the cycle network
• Will it make the environment for non car travel more attractive?	x	
• Will it improve rail services and facilities?	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	x	The site is not within 400m of a bus stop on the key bus network
• Will it increase the amount of energy from renewable sources that is generated and consumed?	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
• Will it reduce the risk of flooding?	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?)	✓	Would utilise brownfield land as part of the development
	✓✓	The site can accommodate more than 35 dwellings per hectare
• Will it increase prevention, re-use, recovery and recycling of waste	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

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

H400: Land South of Bogs Lane, Harrogate		
<ul style="list-style-type: none"> • 2.83ha site primarily in agricultural use • The site would deliver around 74 dwellings 		
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 will be capable of delivering a significant amount of affordable housing (30+)
<ul style="list-style-type: none"> • Will it improve energy efficiency in housing? • Will it increase the use of sustainable building practices? 	x	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space
3. Safety and security for people and property		
<ul style="list-style-type: none"> • Will it reduce crime and disorder through design measures? • Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> • Will it reduce the potential for social isolation with particular regard to disadvantaged groups? • Will it improve and increase community facilities? 	✓✓	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
	(✓)	(For sites 1ha+) Large site with potential for mixed uses, incorporating community facility(ies).
	0	
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> • Will it increase availability and accessibility of culture/leisure/recreation activities/venues? • Will it preserve, promote and enhance culture in the District? 	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
	0	
6. Local needs met locally		
<ul style="list-style-type: none"> • Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? • Will it provide appropriate housing for local needs? • Will it support the vibrancy of town and village centres? 	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.
	✓✓	See comments made under objective 1
	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> • Will it promote lifelong learning and widening participation in lifelong learning activities? • Will it improve levels of basic skills • Will it provide opportunities for training and apprenticeships 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> • Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? • Will it increase the quality and quantity of woodland cover? 	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
	0	

<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? 	0	
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	0	
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	✓	Slight adverse effect – relatively few landscape constraints
9. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land? 	0	
<ul style="list-style-type: none"> Will it maintain and where possible improve air quality? 	✓	No impact on objective values stated in the 2007 Air Quality Strategy
<ul style="list-style-type: none"> Will it maintain and where possible improve surface water and groundwater quality? 	?	
<ul style="list-style-type: none"> Will it maintain and where possible improve soil quality and minimise the loss of soils to development 	xx	Loss of Best and Good Agricultural Land (Grade 3)
<ul style="list-style-type: none"> Will it prevent unacceptable levels of noise and light pollution? 	x	A major railway line lies close to the site
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it increase access to key resources and services by means other than the car 	xx	See comments under objective 6
<ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> Will it increase provision of public transport where needed? 	xx	Location does not offer good connectivity and there are no opportunities for improvement
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	✓✓	Well served by existing routes
<ul style="list-style-type: none"> Will it make the environment for non car travel more attractive? 	xx	Environment is not conducive to non car modes of travel and there are no opportunities for improvement.
<ul style="list-style-type: none"> Will it improve rail services and facilities? 	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions? 	xx	The site is not within 400m of a bus stop on the key bus network (50+ dwellings)
<ul style="list-style-type: none"> Will it increase the amount of energy from renewable sources that is generated and consumed? 	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
<ul style="list-style-type: none"> Will it increase efficiency in water, energy and raw material use? 	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
<ul style="list-style-type: none"> Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)? 	xx	Loss of Best and Good Agricultural Land (Grade 3)
	✓	The site can accommodate 35 dwellings/hectare
<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste 	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

<ul style="list-style-type: none"> • Will it enhance features and areas of historical/cultural value? • Will it promote sensitive re-use of historic/culturally important buildings where appropriate? • Will it conserve the character of historic settlements and conservation areas? • Will it preserve and where appropriate enhance features of archaeological importance? 	O	
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? 	O	
<ul style="list-style-type: none"> • Will it encourage the re-use of existing buildings? 	x	Demolition of buildings/structures would be required
<ul style="list-style-type: none"> • Will it ensure high design quality which supports local distinctiveness? 	O	
<ul style="list-style-type: none"> • Will it promote mixed use development? 	O	
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? 	O	
<ul style="list-style-type: none"> • Will it ensure employment opportunities are accessible by public transport? 	O	
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> • Will it support existing businesses? • Will it maximise local skills? • Will it encourage investment (including inward investment)? • Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓	Provision of affordable housing will help support existing businesses with the recruitment and retention of staff

H1000: Land at Kingsley Drive, Harrogate		
<ul style="list-style-type: none"> 7.91ha site currently in agricultural use The site would deliver around 237 dwellings 		
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 will be capable of delivering a significant amount of affordable housing (30+)
<ul style="list-style-type: none"> Will it improve energy efficiency in housing? Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space/play area
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> Will it reduce the potential for social isolation with particular regard to disadvantaged groups? Will it improve and increase community facilities? 	✓✓ (✓) 0	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation Large site with potential for mixed uses, incorporating community facility(ies).
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase availability and accessibility of culture/leisure/recreation activities/venues? Will it preserve, promote and enhance culture in the District? 	✓ x	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements. 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? Will it provide appropriate housing for local needs? Will it support the vibrancy of town and village centres? 	✓✓ ✓✓ 0	(For larger scale Urban Extensions in Harrogate & Knaresborough - 200+ dwellings) Number of services/facilities within 1200m radius (Shopping centre, Secondary School, Primary school, Supermarket, major employer, GP surgery: 3+ services/facilities See comments made under objective 1
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 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? 	x	Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable development

• Will it increase the quality and quantity of woodland cover?	O	
• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	?	The site is large enough to incorporate an area of natural/semi natural greenspace (including woodland) which will increase wildlife interest, biodiversity and woodland cover. On-site provision is only required in certain circumstances
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	?	The site is used informally by walkers/dog walkers and a number of paths cross the site
	✓	The natural interest of, and access to, nearby sites of natural interest will be promoted through this site's development
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	O	
• Will it contribute to local distinctiveness and countryside character?	x	Moderate adverse – Some adverse effects but could be mitigated
	xx	Major conflict with the purposes of Green Wedge designation
9. Minimal pollution levels		
• Will it clean up contaminated land?	O	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	x	Greenfield land – loss of soils
• Will it prevent unacceptable levels of noise and light pollution?	O	
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car	✓✓	See comments under objective 6
• Will it ease congestion on the road/rail network?	✓✓	Traffic generated as a result of development can be accommodated on to the highway network without causing significant capacity/traffic displacement issues
• Will it increase provision of public transport where needed?	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
• Will it make the environment for non car travel more attractive?	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?	O	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	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)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)?	x	Greenfield land but not grade 2 and 3a
	✓	The site can accommodate 40 dwellings/hectare
• Will it increase prevention, re-use, recovery and recycling of waste	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.

13. Protect and enhance the historic environment		
<ul style="list-style-type: none"> Will it enhance features and areas of historical/cultural value? Will it promote sensitive re-use of historic/culturally important buildings where appropriate? Will it conserve the character of historic settlements and conservation areas? Will it preserve and where appropriate enhance features of archaeological importance? 	O	
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? 	O	
<ul style="list-style-type: none"> Will it encourage the re-use of existing buildings? 	O	
<ul style="list-style-type: none"> Will it ensure high design quality which supports local distinctiveness? 	O	
<ul style="list-style-type: none"> Will it promote mixed use development? 	O	
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? 	O	Site for employment
<ul style="list-style-type: none"> Will it ensure employment opportunities are accessible by public transport? 	O	
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> Will it support existing businesses? Will it maximise local skills? Will it encourage investment (including inward investment)? Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓	Provision of affordable housing will help support existing businesses with the recruitment and retention of staff

H1002: Harrogate DRA Sports Club, Starbeck, Harrogate		
<ul style="list-style-type: none"> • 0.87ha currently in recreational use • The site is likely to deliver around 27 dwellings 		
SA Objective	Performance	Commentary
1. Quality housing available to everyone		
<ul style="list-style-type: none"> • <i>Will it make housing available to people in need?</i> 	✓	Site size would allow the council to negotiate an element of affordable housing under current policy
<ul style="list-style-type: none"> • <i>Will it improve energy efficiency in housing?</i> 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
<ul style="list-style-type: none"> • <i>Will it increase the use of sustainable building practices?</i> 		
2. Conditions and services to engender good health		
<ul style="list-style-type: none"> • <i>Will it promote positive health and prevent ill health?</i> 	✓✓	Site is within 1km of a play area or amenity open space and/or 3km of an outdoor sport facility and is large enough to accommodate new amenity open space
<ul style="list-style-type: none"> • <i>Will it encourage healthy lifestyles?</i> 		
<ul style="list-style-type: none"> • <i>Will it address health inequalities</i> 		×
3. Safety and security for people and property		
<ul style="list-style-type: none"> • <i>Will it reduce crime and disorder through design measures?</i> 	✓	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"> • <i>Will it reduce fear of crime?</i> 		
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> • <i>Will it reduce the potential for social isolation with particular regard to disadvantaged groups?</i> 	✓	Provision of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
<ul style="list-style-type: none"> • <i>Will it improve and increase community facilities?</i> 	○	
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> • <i>Will it increase availability and accessibility of culture/leisure/recreation activities/venues?</i> 	✓	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"> • <i>Will it preserve, promote and enhance culture in the District?</i> 	×	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"> • <i>Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?</i> 	✓✓	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.
<ul style="list-style-type: none"> • <i>Will it provide appropriate housing for local needs?</i> 	✓	See comments made under objective 1
<ul style="list-style-type: none"> • <i>Will it support the vibrancy of town and village centres?</i> 	○	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> • <i>Will it promote lifelong learning and widening participation in lifelong learning activities?</i> 	○	
<ul style="list-style-type: none"> • <i>Will it improve levels of basic skills</i> 		
<ul style="list-style-type: none"> • <i>Will it provide opportunities for training and apprenticeships</i> 		
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> • <i>Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?</i> 	✓	Neutral or slight effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species
<ul style="list-style-type: none"> • <i>Will it increase the quality and quantity of woodland cover?</i> 	○	

• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	0	
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	✓	There is a public right of way close to the site
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0	
• Will it contribute to local distinctiveness and countryside character?	0	
9. Minimal pollution levels		
• Will it clean up contaminated land?	0	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	x	Greenfield land – loss of soils
• Will it prevent unacceptable levels of noise and light pollution?	x	A major railway line 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	✓✓	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
• 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
• Will it improve existing provision of cycleways and footpaths?	x	Poor connectivity to the cycle network
• Will it make the environment for non car travel more attractive?	x	Environment is not conducive to non car modes of travel but there may be opportunities for improvement.
• Will it improve rail services and facilities?	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	✓	Site lies within 400m of a bus stop on the key bus network.
• Will it increase the amount of energy from renewable sources that is generated and consumed?	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
• Will it reduce the risk of flooding?	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?)	x	Greenfield land but not grade 2 and 3a
	✓	The site can accommodate 35 dwellings/hectare
• Will it increase prevention, re-use, recovery and recycling of waste	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

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

H1012a: Knapping Mount, Harrogate		
<ul style="list-style-type: none"> • 1.16ha site currently in employment use • The site could deliver around 52 dwellings 		
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
<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 and is large enough to accommodate new amenity open space
3. Safety and security for people and property		
<ul style="list-style-type: none"> • Will it reduce crime and disorder through design measures? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
<ul style="list-style-type: none"> • Will it reduce fear of crime? 		
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> • Will it reduce the potential for social isolation with particular regard to disadvantaged groups? 	✓	Provision of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
<ul style="list-style-type: none"> • Will it improve and increase community facilities? 	0	
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> • Will it increase availability and accessibility of culture/leisure/recreation activities/venues? 	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
<ul style="list-style-type: none"> • Will it preserve, promote and enhance culture in the District? 	×	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? 	✓✓	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.
<ul style="list-style-type: none"> • Will it provide appropriate housing for local needs? 	✓	See comments made under objective 1
<ul style="list-style-type: none"> • Will it support the vibrancy of town and village centres? 	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> • Will it promote lifelong learning and widening participation in lifelong learning activities? • Will it improve levels of basic skills • Will it provide opportunities for training and apprenticeships 	0	
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? 	×	Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable development
<ul style="list-style-type: none"> • Will it increase the quality and quantity of woodland cover? 	0	

• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	O	
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	O	
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	O	
• Will it contribute to local distinctiveness and countryside character?	✓	Slight adverse effect – relatively few landscape constraints
9. Minimal pollution levels		
• Will it clean up contaminated land?	O	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	✓	Brownfield land – limited loss of soils
• Will it prevent unacceptable levels of noise and light pollution?	O	
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car	✓✓	See comments under objective 6
• Will it ease congestion on the road/rail network?	✓✓	Traffic generated as a result of development can be accommodated on to the highway network without causing significant capacity/traffic 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
• Will it improve existing provision of cycleways and footpaths?	✓✓	Well served by existing routes
• Will it make the environment for non car travel more attractive?	x	Environment is not conducive to non car modes of travel but there may be opportunities for improvement.
• Will it improve rail services and facilities?	O	
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.
• Will it increase the amount of energy from renewable sources that is generated and consumed?	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
• Will it reduce the risk of flooding?	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?)	✓	Would utilise brownfield land as part of the development
	✓✓	The site can accommodate more than 35 dwellings/hectare
• Will it increase prevention, re-use, recovery and recycling of waste	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

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

H1012: Knapping Mount, Harrogate		
<ul style="list-style-type: none"> • 1.0ha site currently in employment use • The site could deliver around 44 dwellings 		
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
<ul style="list-style-type: none"> • Will it improve energy efficiency in housing? • Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space
3. Safety and security for people and property		
<ul style="list-style-type: none"> • Will it reduce crime and disorder through design measures? • Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> • Will it reduce the potential for social isolation with particular regard to disadvantaged groups? • Will it improve and increase community facilities? 	✓ 0	Provision of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> • Will it increase availability and accessibility of culture/leisure/recreation activities/venues? • Will it preserve, promote and enhance culture in the District? 	✓ x	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements. 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? • Will it provide appropriate housing for local needs? • Will it support the vibrancy of town and village centres? 	✓✓ ✓ 0	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. See comments made under objective 1
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 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> • Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? • Will it increase the quality and quantity of woodland cover? 	x 0	Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable development

• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	○	
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	○	
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	○	
• Will it contribute to local distinctiveness and countryside character?	○	
9. Minimal pollution levels		
• Will it clean up contaminated land?	○	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	✓	Brownfield land – limited loss of soils
• Will it prevent unacceptable levels of noise and light pollution?	○	
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car	✓✓	See comments under objective 6
• Will it ease congestion on the road/rail network?	✓✓	Traffic generated as a result of development can be accommodated on to the highway network without causing significant capacity/traffic 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
• Will it improve existing provision of cycleways and footpaths?	✓✓	Well served by existing routes
• Will it make the environment for non car travel more attractive?	✓✓	Site is well served by non car modes of travel
• Will it improve rail services and facilities?	○	
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.
• Will it increase the amount of energy from renewable sources that is generated and consumed?	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
• Will it reduce the risk of flooding?	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?)	✓	Would utilise brownfield land as part of the development
	✓✓	The site can accommodate more than 35 dwellings/hectare
• Will it increase prevention, re-use, recovery and recycling of waste	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

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

H1016: Bachelor Gardens, Harrogate		
<ul style="list-style-type: none"> 1.9ha site currently in use as open space The site could deliver around 61 dwellings 		
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 will be capable of delivering a significant amount of affordable housing (30+)
<ul style="list-style-type: none"> Will it improve energy efficiency in housing? Will it increase the use of sustainable building practices? 	x	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space
	x	Development would effect existing or proposed sporting or recreational facility (including allotments)
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> Will it reduce the potential for social isolation with particular regard to disadvantaged groups? Will it improve and increase community facilities? 	✓✓	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
	(✓)	(For sites 1ha+) Large site with potential for mixed uses, incorporating community facility(ies).
	0	
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase availability and accessibility of culture/leisure/recreation activities/venues? Will it preserve, promote and enhance culture in the District? 	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
	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? Will it provide appropriate housing for local needs? Will it support the vibrancy of town and village centres? 	(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.
	✓✓	See comments made under objective 1
	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> Will it promote lifelong learning and widening participation in lifelong learning activities? Will it improve levels of basic skills Will it provide opportunities for training and apprenticeships 	0	
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? 	xx	Very adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species

• Will it increase the quality and quantity of woodland cover?	O	
• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	?	The site is large enough to incorporate an area of natural/semi natural greenspace (including woodland) which will increase wildlife interest, biodiversity and woodland cover. On-site provision is only required in certain circumstances
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	✓	There is a public right of way close to the site
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	O	
• Will it contribute to local distinctiveness and countryside character?	xx	High adverse effect – only appropriate if other factors are strongly in favour
9. Minimal pollution levels		
• Will it clean up contaminated land?	O	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	x	Greenfield land – loss of soils
• Will it prevent unacceptable levels of noise and light pollution?	O	
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	(x)	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
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
• Will it improve existing provision of cycleways and footpaths?	xx	Poor connectivity to the cycle network, with no prospect of improvement
• Will it make the environment for non car travel more attractive?	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?	O	
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.
• Will it increase the amount of energy from renewable sources that is generated and consumed?	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
• Will it reduce the risk of flooding?	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)?	x	Greenfield land but not grade 2 and 3a
	✓✓	The site can accommodate more than 35 dwellings per hectare

<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste 	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		
<ul style="list-style-type: none"> Will it enhance features and areas of historical/cultural value? Will it promote sensitive re-use of historic/culturally important buildings where appropriate? Will it conserve the character of historic settlements and conservation areas? Will it preserve and where appropriate enhance features of archaeological importance? 	xx	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? 	0	
<ul style="list-style-type: none"> Will it encourage the re-use of existing buildings? 	0	
<ul style="list-style-type: none"> Will it ensure high design quality which supports local distinctiveness? 	0	
<ul style="list-style-type: none"> Will it promote mixed use development? 	0	
15. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it provide employment opportunities for local people? Will it contribute to improving diversity of employment opportunities? 	0	
<ul style="list-style-type: none"> Will it ensure employment opportunities are accessible by public transport? 	0	
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> Will it support existing businesses? Will it maximise local skills? Will it encourage investment (including inward investment)? Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓	Provision of affordable housing will help support existing businesses with the recruitment and retention of staff

H1017: Grove Park Centre, Harrogate		
<ul style="list-style-type: none"> 0.32ha site currently in employment use The site would deliver around 11 dwellings 		
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 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? Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> Will it reduce the potential for social isolation with particular regard to disadvantaged groups? Will it improve and increase community facilities? 	○	
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase availability and accessibility of culture/leisure/recreation activities/venues? Will it preserve, promote and enhance culture in the District? 	○	
6. Local needs met locally		
<ul style="list-style-type: none"> Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? Will it provide appropriate housing for local needs? Will it support the vibrancy of town and village centres? 	✘	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.
	✘	See comments made under objective 1
	○	
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 	○	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? Will it increase the quality and quantity of woodland cover? 	✓	Neutral or slight effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species
	○	

• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	○	
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	✓	There is a public right of way close to the site
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	○	
• Will it contribute to local distinctiveness and countryside character?	○	
9. Minimal pollution levels		
• Will it clean up contaminated land?	○	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	✓	Brownfield land – limited loss of soils
• Will it prevent unacceptable levels of noise and light pollution?	x	A major railway line 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	x	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
• Will it increase provision of public transport where needed?	x	Location does not offer good connectivity but there may be opportunities for improvement
• Will it improve existing provision of cycleways and footpaths?	✓✓	Well served by existing routes
• Will it make the environment for non car travel more attractive?	x	Environment is not conducive to non car modes of travel but there may be opportunities for improvement.
• Will it improve rail services and facilities?	○	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	x	The site is not within 400m of a bus stop on the key bus network
• Will it increase the amount of energy from renewable sources that is generated and consumed?	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
• Will it reduce the risk of flooding?	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?)	✓	Would utilise brownfield land as part of the development
	✓	The site can accommodate 35 dwellings/hectare
• Will it increase prevention, re-use, recovery and recycling of waste	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

<ul style="list-style-type: none"> • Will it enhance features and areas of historical/cultural value? • Will it promote sensitive re-use of historic/culturally important buildings where appropriate? • Will it conserve the character of historic settlements and conservation areas? • Will it preserve and where appropriate enhance features of archaeological importance? 	✓	Development is unlikely to have a detrimental impact on the historic environment
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> • Will it promote the development of communities with accessible services, employment, shops and leisure facilities? 	N/A	Accessibility has already been addressed under objectives 6 and 10. Scoring here would result in double counting
<ul style="list-style-type: none"> • Will it prevent inappropriate development in flood plains? 	N/A	Flood risk has already been assessed under objective 11 (see above). Scoring here would result in double counting
<ul style="list-style-type: none"> • Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport? 	N/A	Accessible services have already been addressed under objectives 6 and 11. Scoring here would result in double counting.
<ul style="list-style-type: none"> • Will it result in the regeneration of derelict or visually unattractive land? 	✓	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? 	✗	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? 	○	
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? 	✗✗	Loss of employment
<ul style="list-style-type: none"> • Will it ensure employment opportunities are accessible by public transport? 	○	
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> • Will it support existing businesses? • Will it maximise local skills? 	✗✗	Existing businesses on site will be displaced
<ul style="list-style-type: none"> • Will it encourage investment (including inward investment)? • Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✗✗	Site provides a useful supply of low grade employment land

H1020: Woodfield House and Woodleigh Family Centre, Harrogate		
<ul style="list-style-type: none"> 0.53ha site currently in community use The site would deliver around 17 dwellings 		
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
<ul style="list-style-type: none"> Will it improve energy efficiency in housing? Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> Will it reduce the potential for social isolation with particular regard to disadvantaged groups? Will it improve and increase community facilities? 	✓	Provision of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
	✗	Loss of a community facility
	○	
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase availability and accessibility of culture/leisure/recreation activities/venues? Will it preserve, promote and enhance culture in the District? 	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
	○	
6. Local needs met locally		
<ul style="list-style-type: none"> Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? Will it provide appropriate housing for local needs? Will it support the vibrancy of town and village centres? 	✗	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.
	✓	See comments made under objective 1
	○	
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 	○	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? Will it increase the quality and quantity of woodland cover? 	✓	Neutral or slight effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species
	○	Development would adversely affect a significant area of woodland cover

• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	○	
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	✓	There is a public right of way close to the site
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	○	
• Will it contribute to local distinctiveness and countryside character?	○	
9. Minimal pollution levels		
• Will it clean up contaminated land?	○	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	✓	Brownfield land – limited loss of soils
• Will it prevent unacceptable levels of noise and light pollution?	✗	A major railway line 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	✗	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
• Will it increase provision of public transport where needed	✗	Location does not offer good connectivity but there may be opportunities for improvement
• Will it improve existing provision of cycleways and footpaths?	✗	Poor connectivity to the cycle network
• Will it make the environment for non car travel more attractive?	✗	Environment is not conducive to non car modes of travel but there may be opportunities for improvement.
• Will it improve rail services and facilities?	○	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	✗	The site is not within 400m of a bus stop on the key bus network
• Will it increase the amount of energy from renewable sources that is generated and consumed?	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
• Will it reduce the risk of flooding?	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	✗	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?)	✓	Would utilise brownfield land as part of the development
	✓	The site can accommodate 35 dwellings/hectare
• 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
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? 	✗	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? 	○	
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? 	○	
<ul style="list-style-type: none"> • Will it ensure employment opportunities are accessible by public transport? 	○	
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> • Will it support existing businesses? • Will it maximise local skills? • Will it encourage investment (including inward investment)? • Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓	Provision of affordable housing will help support existing businesses with the recruitment and retention of staff

H1027: Claro Road Depot		
<ul style="list-style-type: none"> 1.53ha site currently in employment use The site could deliver around 48 dwellings 		
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.
<ul style="list-style-type: none"> Will it improve energy efficiency in housing? Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> Will it reduce the potential for social isolation with particular regard to disadvantaged groups? Will it improve and increase community facilities? 	✓	Provision of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation.
	(✓)	(For sites 1ha+) Large site with potential for mixed uses, incorporating community facility(ies).
	0	
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase availability and accessibility of culture/leisure/recreation activities/venues? 	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
6. Local needs met locally		
<ul style="list-style-type: none"> Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? Will it provide appropriate housing for local needs? Will it support the vibrancy of town and village centres? 	×	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.
	✓✓	See comments made under objective 1
	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> Will it promote lifelong learning and widening participation in lifelong learning activities? Will it improve levels of basic skills? Will it provide opportunities for training and apprenticeships? 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? Will it increase the quality and quantity of woodland cover? 	✓	Neutral or slight effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species
	0	

<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
	○	
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	○	
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	○	
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
<ul style="list-style-type: none"> Will it maintain and where possible improve air quality? 	✓	No impact on objective values stated in the 2007 Air Quality Strategy
<ul style="list-style-type: none"> Will it maintain and where possible improve surface water and groundwater quality? 	?	
<ul style="list-style-type: none"> Will it maintain and where possible improve soil quality and minimise the loss of soils to development 	✓	Brownfield land – limited loss of soils
<ul style="list-style-type: none"> Will it prevent unacceptable levels of noise and light pollution? 	x	Industry lies close to the site
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it increase access to key resources and services by means other than the car 	x	See comments under objective 6
<ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> Will it increase provision of public transport where needed? 	xx	Location does not offer good connectivity and there are no opportunities for improvement
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	✓✓	Well served by existing routes
<ul style="list-style-type: none"> Will it make the environment for non car travel more attractive? 	xx	Environment is not conducive to non car modes of travel and there are no opportunities for improvement.
<ul style="list-style-type: none"> Will it improve rail services and facilities? 	○	
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions? 	x	The site is not within 400m of a bus stop on the key bus network
<ul style="list-style-type: none"> Will it increase the amount of energy from renewable sources that is generated and consumed? 	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
<ul style="list-style-type: none"> Will it increase efficiency in water, energy and raw material use? 	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
<ul style="list-style-type: none"> Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?) 	✓	Would utilise brownfield land as part of the development
	✓	The site can accommodate 35 dwellings/hectare
<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste 	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

<ul style="list-style-type: none"> • Will it enhance features and areas of historical/cultural value? • Will it promote sensitive re-use of historic/culturally important buildings where appropriate? • Will it conserve the character of historic settlements and conservation areas? • Will it preserve and where appropriate enhance features of archaeological importance? 	O	
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? 	✗	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? 	O	
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? 	✗✗	Loss of employment
<ul style="list-style-type: none"> • Will it ensure employment opportunities are accessible by public transport? 	O	Employment site accessible by public transport
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> • Will it support existing businesses? • Will it maximise local skills? 	✗✗	Existing businesses on site will be displaced
<ul style="list-style-type: none"> • Will it encourage investment (including inward investment)? • Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✗✗	Site provides a useful supply of low grade employment land

H2002: Harrogate Police Station, Harrogate		
<ul style="list-style-type: none"> 0.54ha site currently in use as a police station (community use) The site would deliver around 24 dwellings 		
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
<ul style="list-style-type: none"> Will it improve energy efficiency in housing? Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> Will it reduce the potential for social isolation with particular regard to disadvantaged groups? Will it improve and increase community facilities? 	✓ x	Provision of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation Loss of a community facility
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.
6. Local needs met locally		
<ul style="list-style-type: none"> Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? Will it provide appropriate housing for local needs? Will it support the vibrancy of town and village centres? 	✓✓ ✓ ✓	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. See comments made under objective 1 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? 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? Will it increase the quality and quantity of woodland cover? Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives? 	✓ 0 0	Neutral or slight effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species
	✓	There is a public right of way close to the site

<ul style="list-style-type: none"> Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites? 	✓	There is a public right of way close to the site
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal areas to achieve good ecological status/biodiversity and promote access to wildlife on appropriate sites? 	0	
<ul style="list-style-type: none"> Will it promote access to wildlife on appropriate sites? 	0	
9. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land? 	0	
<ul style="list-style-type: none"> Will it maintain and where possible improve air quality? 	✓	No impact on objective values stated in the 2007 Air Quality Strategy
<ul style="list-style-type: none"> Will it maintain and where possible improve surface water and groundwater quality? 	?	
<ul style="list-style-type: none"> Will it maintain and where possible improve soil quality and minimise the loss of soils to development 	✓	Brownfield land – limited loss of soils
<ul style="list-style-type: none"> Will it prevent unacceptable levels of noise and light pollution? 	0	
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it increase access to key resources and services by means other than the car 	✓✓	See comments under objective 6
<ul style="list-style-type: none"> Will it ease congestion on the road/rail network? 	✓✓	Traffic generated as a result of development can be accommodated on to the highway network without causing significant capacity/traffic displacement issues
<ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	✓✓	Well served by existing routes
<ul style="list-style-type: none"> Will it make the environment for non car travel more attractive? 	x	Environment is not conducive to non car modes of travel but there may be opportunities for improvement.
<ul style="list-style-type: none"> Will it improve rail services and facilities? 	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions? 	✓	Site lies within 400m of a bus stop on the key bus network.
<ul style="list-style-type: none"> Will it increase the amount of energy from renewable sources that is generated and consumed? 	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
<ul style="list-style-type: none"> Will it increase efficiency in water, energy and raw material use? 	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
	✓	Would utilise brownfield land as part of the development
	✓✓	The site can accommodate more than 35 dwellings/hectare
<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste 	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

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

H3013: Land north of Masefield Close, Harrogate		
<ul style="list-style-type: none"> 6.14ha site currently in agricultural use The site could deliver around 184 dwellings 		
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 will be capable of delivering a significant amount of affordable housing (30+)
<ul style="list-style-type: none"> Will it improve energy efficiency in housing? Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space/play area
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> Will it reduce the potential for social isolation with particular regard to disadvantaged groups? Will it improve and increase community facilities? 	✓✓ (✓)	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation Large site with potential for mixed uses, incorporating community facility(ies).
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase availability and accessibility of culture/leisure/recreation activities/venues? Will it preserve, promote and enhance culture in the District? 	✓ 0	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
6. Local needs met locally		
<ul style="list-style-type: none"> Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? Will it provide appropriate housing for local needs? Will it support the vibrancy of town and village centres? 	(x) ✓✓ 0	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. See comments made under objective 1
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 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? Will it increase the quality and quantity of woodland cover? 	xx x	Very adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species 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
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	0	
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	xx	High adverse effect – Only appropriate if other factors are strongly in favour
9. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land? 	0	
<ul style="list-style-type: none"> Will it maintain and where possible improve air quality? 	✓	No impact on objective values stated in the 2007 Air Quality Strategy
<ul style="list-style-type: none"> Will it maintain and where possible improve surface water and groundwater quality? 	?	
<ul style="list-style-type: none"> Will it maintain and where possible improve soil quality and minimise the loss of soils to development 	xx	Loss of Best and Good Agricultural Land (Grade 3)
<ul style="list-style-type: none"> Will it prevent unacceptable levels of noise and light pollution? 	0	
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it increase access to key resources and services by means other than the car 	(x)	See comments under objective 6
<ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> Will it increase provision of public transport where needed? 	✓	Adjacent only to the key bus network the extension of which is possible as part of the development
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	✓	Ability to connect to the cycle network
<ul style="list-style-type: none"> Will it make the environment for non car travel more attractive? 	x	
<ul style="list-style-type: none"> Will it improve rail services and facilities? 	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions? 	✓	Site lies within 400m of a bus stop on the key bus network.
<ul style="list-style-type: none"> Will it increase the amount of energy from renewable sources that is generated and consumed? 	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
<ul style="list-style-type: none"> Will it increase efficiency in water, energy and raw material use? 	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
<ul style="list-style-type: none"> Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?) 	xx	Loss of Best and Good Agricultural Land (Grade 3)
	✓	The site can accommodate 40 dwellings/hectare
<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste 	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

<ul style="list-style-type: none"> • Will it enhance features and areas of historical/cultural value? • Will it promote sensitive re-use of historic/culturally important buildings where appropriate? • Will it conserve the character of historic settlements and conservation areas? • Will it preserve and where appropriate enhance features of archaeological importance? 	O	
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? 	O	
<ul style="list-style-type: none"> • Will it encourage the re-use of existing buildings? 	O	
<ul style="list-style-type: none"> • Will it ensure high design quality which supports local distinctiveness? 	O	
<ul style="list-style-type: none"> • Will it promote mixed use development? 	O	
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? 	O	
<ul style="list-style-type: none"> • Will it ensure employment opportunities are accessible by public transport? 	O	
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> • Will it support existing businesses? • Will it maximise local skills? • Will it encourage investment (including inward investment)? • Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓	Provision of affordable housing will help support existing businesses with the recruitment and retention of staff

H3014: School Playing Fields off Claro Park, Harrogate		
<ul style="list-style-type: none"> • 3.16ha site currently in use as playing fields • The site could deliver around 95 dwellings 		
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 will be capable of delivering a significant amount of affordable housing (30+)
<ul style="list-style-type: none"> • Will it improve energy efficiency in housing? • Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space
	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? • Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
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 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? 	(✓)	Large site with potential for mixed uses, incorporating community facility(ies).
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? 	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.
<ul style="list-style-type: none"> • Will it provide appropriate housing for local needs? 	✓✓	See comments made under objective 1
<ul style="list-style-type: none"> • Will it support the vibrancy of town and village centres? 	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> • Will it promote lifelong learning and widening participation in lifelong learning activities? • Will it improve levels of basic skills • Will it provide opportunities for training and apprenticeships 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> • Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? 	x	Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable development

• Will it increase the quality and quantity of woodland cover?	O	
• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	?	The site is large enough to incorporate an area of natural/semi natural greenspace (including woodland) which will increase wildlife interest, biodiversity and woodland cover. On-site provision is only required in certain circumstances
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	✓	There is a public right of way close to the site
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	O	
• Will it contribute to local distinctiveness and countryside character?	x	Moderate adverse effect – Some adverse effects but could be mitigated
	xx	Major conflict with the purposes of Green Wedge designation
9. Minimal pollution levels		
• Will it clean up contaminated land?	O	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	xx	Loss of Best and Good Agricultural Land (Grade 3)
• Will it prevent unacceptable levels of noise and light pollution?	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	xx	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
• Will it increase provision of public transport where needed?	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
• Will it make the environment for non car travel more attractive?	xx	
• Will it improve rail services and facilities?	O	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	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)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)?	xx	Loss of Best and Good Agricultural Land (Grade 3)
	✓	The site can accommodate 35 dwellings/hectare
• Will it increase prevention, re-use, recovery and recycling of waste	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.

13. Protect and enhance the historic environment		
<ul style="list-style-type: none"> Will it enhance features and areas of historical/cultural value? Will it promote sensitive re-use of historic/culturally important buildings where appropriate? Will it conserve the character of historic settlements and conservation areas? Will it preserve and where appropriate enhance features of archaeological importance? 	O	
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? 	O	
<ul style="list-style-type: none"> Will it encourage the re-use of existing buildings? 	O	
<ul style="list-style-type: none"> Will it ensure high design quality which supports local distinctiveness? 	O	
<ul style="list-style-type: none"> Will it promote mixed use development? 	O	
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? 	O	
<ul style="list-style-type: none"> Will it ensure employment opportunities are accessible by public transport? 	O	
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> Will it support existing businesses? Will it maximise local skills? Will it encourage investment (including inward investment)? Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓	Provision of affordable housing will help support existing businesses with the recruitment and retention of staff

HARROGATE NORTH WEST

H2: Land West of Oaker Bank, Harrogate		
<ul style="list-style-type: none"> • 21.06ha site in agricultural use • The site could deliver 737 dwellings 		
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 will be capable of delivering a significant amount of affordable housing (30+)
<ul style="list-style-type: none"> • Will it improve energy efficiency in housing? • Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space/play area
3. Safety and security for people and property		
<ul style="list-style-type: none"> • Will it reduce crime and disorder through design measures? • Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> • Will it reduce the potential for social isolation with particular regard to disadvantaged groups? • Will it improve and increase community facilities? 	✓✓ (✓)	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation Large site with potential for mixed uses, incorporating community facility(ies).
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> • Will it increase availability and accessibility of culture/leisure/recreation activities/venues? • Will it preserve, promote and enhance culture in the District? 	✓ 0	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
6. Local needs met locally		
<ul style="list-style-type: none"> • Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? • Will it provide appropriate housing for local needs? • Will it support the vibrancy of town and village centres? 	xx ✓✓ 0	No services/facilities See comments made under objective 1
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 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> • Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? 	x	Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable development

• Will it increase the quality and quantity of woodland cover?	0	
• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	?	The site is large enough to incorporate an area of natural/semi natural greenspace (including woodland) which will increase wildlife interest, biodiversity and woodland cover. On-site provision is only required in certain circumstances
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	✓	There is a public right of way close to the site
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0	
• Will it contribute to local distinctiveness and countryside character?	xx	High adverse effect – Only appropriate if other factors are strongly in favour
9. Minimal pollution levels		
• Will it clean up contaminated land?	0	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	x	Greenfield land – loss of soils
• 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	xx	See comments under objective 6
• Will it ease congestion on the road/rail network?	xx	Traffic generated would result in significant capacity/displacement issues
• Will it increase provision of public transport where needed?	✓	Adjacent only to the key bus network the extension of which is possible as part of the development
• Will it improve existing provision of cycleways and footpaths?	x	Poor connectivity to the cycle network
• Will it make the environment for non car travel more attractive?	x	Environment is not conducive to non car modes of travel but there may be opportunities for improvement.
• Will it improve rail services and facilities?	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	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)
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?	0	
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?)	x	Greenfield land but not grade 2 and 3a
	x	Constraints mean that the site cannot accommodate 40 dwellings/hectare
• Will it increase prevention, re-use, recovery and recycling of waste	0	
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? 	0	
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> • Will it promote the development of communities with accessible services, employment, shops and leisure facilities? 	N/A	Accessibility has already been addressed under objectives 6 and 10. Scoring here would result in double counting
<ul style="list-style-type: none"> • Will it prevent inappropriate development in flood plains? 	N/A	Flood risk has already been assessed under objective 11 (see above). Scoring here would result in double counting
<ul style="list-style-type: none"> • Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport? 	N/A	Accessible services have already been addressed under objectives 6 and 11. Scoring here would result in double counting.
<ul style="list-style-type: none"> • Will it result in the regeneration of derelict or visually unattractive land? 	0	
<ul style="list-style-type: none"> • Will it encourage the re-use of existing buildings? 	0	
<ul style="list-style-type: none"> • Will it ensure high design quality which supports local distinctiveness? 	0	
<ul style="list-style-type: none"> • Will it promote mixed use development? 	0	
15. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> • Will it provide employment opportunities for local people? • Will it contribute to improving diversity of employment opportunities? 	0	
<ul style="list-style-type: none"> • Will it ensure employment opportunities are accessible by public transport? 	0	
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> • Will it support existing businesses? • Will it maximise local skills? • Will it encourage investment (including inward investment)? • Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓	Provision of affordable housing will help support existing businesses with the recruitment and retention of staff

H3(1): Land North of Penny Pot Lane, Harrogate		
<ul style="list-style-type: none"> • 17.17ha site in agricultural use • The site could deliver 500 dwellings 		
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 will be capable of delivering a significant amount of affordable housing (30+)
<ul style="list-style-type: none"> • Will it improve energy efficiency in housing? • Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space/play area
3. Safety and security for people and property		
<ul style="list-style-type: none"> • Will it reduce crime and disorder through design measures? • Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> • Will it reduce the potential for social isolation with particular regard to disadvantaged groups? • Will it improve and increase community facilities? 	✓✓ (✓)	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation Large site with potential for mixed uses, incorporating community facility(ies).
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> • Will it increase availability and accessibility of culture/leisure/recreation activities/venues? • Will it preserve, promote and enhance culture in the District? 	✓ 0	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
6. Local needs met locally		
<ul style="list-style-type: none"> • Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? • Will it provide appropriate housing for local needs? • Will it support the vibrancy of town and village centres? 	xx ✓✓ 0	No services/facilities See comments made under objective 1
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 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> • Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? • Will it increase the quality and quantity of woodland cover? 	x 0	Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable development

<ul style="list-style-type: none"> Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives 	?	The site is large enough to incorporate an area of natural/semi natural greenspace (including woodland) which will increase wildlife interest, biodiversity and woodland cover. On-site provision is only required in certain circumstances
<ul style="list-style-type: none"> Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites? 	✓	There is a public right of way close to the site
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	0	
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	x	Moderate adverse effect – Some adverse effects but could be mitigated.
9. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land? 	0	
<ul style="list-style-type: none"> Will it maintain and where possible improve air quality? 	✓	No impact on objective values stated in the 2007 Air Quality Strategy
<ul style="list-style-type: none"> Will it maintain and where possible improve surface water and groundwater quality? 	?	
<ul style="list-style-type: none"> Will it maintain and where possible improve soil quality and minimise the loss of soils to development 	x	Greenfield land – loss of soils
<ul style="list-style-type: none"> 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		
<ul style="list-style-type: none"> Will it increase access to key resources and services by means other than the car 	xx	See comments under objective 6
<ul style="list-style-type: none"> Will it ease congestion on the road/rail network? 	xx	Traffic generated would result in significant capacity/displacement issues
<ul style="list-style-type: none"> Will it increase provision of public transport where needed? 	✓	Adjacent only to the key bus network the extension of which is possible as part of the development
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	✓✓	Well served by existing routes
<ul style="list-style-type: none"> Will it make the environment for non car travel more attractive? 	x	
<ul style="list-style-type: none"> Will it improve rail services and facilities? 	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions? 	xx	The site is not within 400m of a bus stop on the key bus network (50+ dwellings)
<ul style="list-style-type: none"> Will it increase the amount of energy from renewable sources that is generated and consumed? 	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
<ul style="list-style-type: none"> Will it increase efficiency in water, energy and raw material use? 	x	
<ul style="list-style-type: none"> Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?) 	x	Greenfield land but not grade 2 and 3a
	x	Constraints mean that the site cannot accommodate 40 dwellings/hectare
<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste 	x	
13. Protect and enhance the historic environment		

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

H8(1): Land North of Skipton Road, Harrogate		
<ul style="list-style-type: none"> • 12.27ha site in agricultural use • The site could deliver 491 dwellings 		
SA Objective	Performance	Commentary
1. Quality housing available to everyone		
• Will it make housing available to people in need?	✓✓	Site size will be capable of delivering a significant amount of affordable housing (30+)
• Will it improve energy efficiency in housing?	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
• Will it increase the use of sustainable building practices?		
2. Conditions and services to engender good health		
<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 and is large enough to accommodate new amenity open space/play area
3. Safety and security for people and property		
• Will it reduce crime and disorder through design measures?	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
• Will it reduce fear of crime?		
4. Vibrant communities which participate in decision making		
• Will it reduce the potential for social isolation with particular regard to disadvantaged groups?	✓✓	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
• Will it improve and increase community facilities?	(✓)	Large site with potential for mixed uses, incorporating community facility(ies).
5. Culture, leisure and recreation activities available to all		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
• Will it preserve, promote and enhance culture in the District?	0	
6. Local needs met locally		
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?	✓✓	3+ services/facilities
• Will it provide appropriate housing for local needs?	✓✓	See comments made under objective 1
• Will it support the vibrancy of town and village centres?	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<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		
• 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
• Will it increase the quality and quantity of woodland cover?	0	

<ul style="list-style-type: none"> Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives 	?	The site is large enough to incorporate an area of natural/semi natural greenspace (including woodland) which will increase wildlife interest, biodiversity and woodland cover. On-site provision is only required in certain circumstances
<ul style="list-style-type: none"> Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites? 	✓	There is a public right of way close to the site
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	0	
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	xx	High adverse effect – Only appropriate if other factors are strongly in favour
9. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land? 	0	
<ul style="list-style-type: none"> Will it maintain and where possible improve air quality? 	✓	No impact on objective values stated in the 2007 Air Quality Strategy
<ul style="list-style-type: none"> Will it maintain and where possible improve surface water and groundwater quality? 	?	Short term capacity issues with work not programmed before 2010-2015. Developer funding would be required for the necessary treatment facilities.
<ul style="list-style-type: none"> Will it maintain and where possible improve soil quality and minimise the loss of soils to development 	xx	Loss of Best and Good Agricultural Land (Grade 3)
<ul style="list-style-type: none"> Will it prevent unacceptable levels of noise and light pollution? 	x	A major road/railway line/industry lies close to the site
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it increase access to key resources and services by means other than the car 	✓✓	See comments under objective 6
<ul style="list-style-type: none"> Will it ease congestion on the road/rail network? 	xx	Traffic generated would result in significant capacity/displacement issues
<ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	✓	Ability to connect to the cycle network
<ul style="list-style-type: none"> Will it make the environment for non car travel more attractive? 	x	
<ul style="list-style-type: none"> Will it improve rail services and facilities? 	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions? 	✓	Site lies within 400m of a bus stop on the key bus network.
<ul style="list-style-type: none"> Will it increase the amount of energy from renewable sources that is generated and consumed? 	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
<ul style="list-style-type: none"> Will it increase efficiency in water, energy and raw material use? 	0	
<ul style="list-style-type: none"> Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?) 	xx	Loss of Best and Good Agricultural Land
	✓	The site can accommodate 40 dwellings per hectare
<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste 	0	
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? 	0	
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> • Will it promote the development of communities with accessible services, employment, shops and leisure facilities? 	N/A	Accessibility has already been addressed under objectives 6 and 10. Scoring here would result in double counting
<ul style="list-style-type: none"> • Will it prevent inappropriate development in flood plains? 	N/A	Flood risk has already been assessed under objective 11 (see above). Scoring here would result in double counting
<ul style="list-style-type: none"> • Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport? 	N/A	Accessible services have already been addressed under objectives 6 and 11. Scoring here would result in double counting.
<ul style="list-style-type: none"> • Will it result in the regeneration of derelict or visually unattractive land? 	0	
<ul style="list-style-type: none"> • Will it encourage the re-use of existing buildings? 	0	
<ul style="list-style-type: none"> • Will it ensure high design quality which supports local distinctiveness? 	0	
<ul style="list-style-type: none"> • Will it promote mixed use development? 	✓	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? 	✓	Development will provide employment opportunities as part of a mixed use scheme.
<ul style="list-style-type: none"> • Will it ensure employment opportunities are accessible by public transport? 	✗	Employment site not accessible by public transport
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> • Will it support existing businesses? • Will it maximise local skills? • Will it encourage investment (including inward investment)? • Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓	Provision of employment land as part of a mixed use scheme will encourage investment and support local business expansion

H8: Land to North of A59, Skipton Rd, Harrogate		
<ul style="list-style-type: none"> • 11.62ha site in agricultural use • The site could deliver 465 dwellings • The site is likely to come forward during the second and third phase 		
SA Objective	Performance	Commentary
1. Quality housing available to everyone		
• Will it make housing available to people in need?	✓✓	Site size will be capable of delivering a significant amount of affordable housing (30+)
• Will it improve energy efficiency in housing?	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
• Will it increase the use of sustainable building practices?		
2. Conditions and services to engender good health		
<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 and is large enough to accommodate new amenity open space/play area
3. Safety and security for people and property		
• Will it reduce crime and disorder through design measures?	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
• Will it reduce fear of crime?		
4. Vibrant communities which participate in decision making		
• Will it reduce the potential for social isolation with particular regard to disadvantaged groups?	✓✓	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
• Will it improve and increase community facilities?	(✓)	Large site with potential for mixed uses, incorporating community facility(ies).
	0	
5. Culture, leisure and recreation activities available to all		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
• Will it preserve, promote and enhance culture in the District?	0	
6. Local needs met locally		
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?	✓✓	3+ services/facilities
• Will it provide appropriate housing for local needs?	✓✓	See comments made under objective 1
• Will it support the vibrancy of town and village centres?	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<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 	0	
8. Bio-diverse and attractive natural environment		
• Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?	×	Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable development

• Will it increase the quality and quantity of woodland cover?	0	
• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	?	The site is large enough to incorporate an area of natural/semi natural greenspace (including woodland) which will increase wildlife interest, biodiversity and woodland cover. On-site provision is only required in certain circumstances
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	✓	There is a public right of way close to the site
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	x	Adverse impact. Small proportion of land in Flood Zone 2 and/or 3. The SFRA advises to re-define the outline of the site to remove the issue of flood risk from the site
• Will it contribute to local distinctiveness and countryside character?	xx	High adverse effect – Only appropriate if other factors are strongly in favour
9. Minimal pollution levels		
• Will it clean up contaminated land?	0	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	xx	Loss of Best and Good Agricultural Land (Grade 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	✓✓	See comments under objective 6
• Will it ease congestion on the road/rail network?	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
• Will it improve existing provision of cycleways and footpaths?	✓	Ability to connect to the cycle network
• Will it make the environment for non car travel more attractive?	x	
• Will it improve rail services and facilities?	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	✓	Site lies within 400m of a bus stop on the key bus network.
• 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?	✓	Development boundary can be amended to remove risk of flooding
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	0	
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)?	xx	Loss of Best and Good Agricultural Land
	✓	The site can accommodate 40 dwellings/hectare
• Will it increase prevention, re-use, recovery and recycling of waste	0	

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

H9(1): Land to East of Otley Road, Killinghall		
<ul style="list-style-type: none"> • 1.73ha site in agricultural use • The site could deliver 69 dwellings 		
SA Objective	Performance	Commentary
1. Quality housing available to everyone		
• Will it make housing available to people in need?	✓✓	Site size will be capable of delivering a significant amount of affordable housing (30+)
• Will it improve energy efficiency in housing?	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
• Will it increase the use of sustainable building practices?		
2. Conditions and services to engender good health		
<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 and is large enough to accommodate new amenity open space/play area
3. Safety and security for people and property		
• Will it reduce crime and disorder through design measures?	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
• Will it reduce fear of crime?		
4. Vibrant communities which participate in decision making		
• Will it reduce the potential for social isolation with particular regard to disadvantaged groups?	✓	Provision of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
• Will it improve and increase community facilities?	(✓)	Large site with potential for mixed uses, incorporating community facility(ies).
5. Culture, leisure and recreation activities available to all		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
• Will it preserve, promote and enhance culture in the District?	0	
6. Local needs met locally		
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?	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.
• Will it provide appropriate housing for local needs?	✓✓	See comments made under objective 1
• Will it support the vibrancy of town and village centres?	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<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		
• Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?	x	Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable development
• Will it increase the quality and quantity of woodland cover?	0	

<ul style="list-style-type: none"> Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives 	?	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? 	0	
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	0	
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	x	Moderate adverse effect – Some adverse effects but could be mitigated.
9. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land? 	0	
<ul style="list-style-type: none"> Will it maintain and where possible improve air quality? 	✓	No impact on objective values stated in the 2007 Air Quality Strategy
<ul style="list-style-type: none"> Will it maintain and where possible improve surface water and groundwater quality? 	?	
<ul style="list-style-type: none"> Will it maintain and where possible improve soil quality and minimise the loss of soils to development 	xx	Loss of Best and Good Agricultural Land (Grade 3)
<ul style="list-style-type: none"> Will it prevent unacceptable levels of noise and light pollution? 	x	A major road/railway line/industry lies close to the site
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it increase access to key resources and services by means other than the car 	xx	See comments under objective 6
<ul style="list-style-type: none"> 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.
<ul style="list-style-type: none"> Will it increase provision of public transport where needed? 	x	Location does not offer good connectivity but there may be opportunities for improvement
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	✓	Ability to connect to the cycle network
<ul style="list-style-type: none"> Will it make the environment for non car travel more attractive? 	x	
<ul style="list-style-type: none"> Will it improve rail services and facilities? 	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions? 	xx	The site is not within 400m of a bus stop on the key bus network (50+ dwellings)
<ul style="list-style-type: none"> Will it increase the amount of energy from renewable sources that is generated and consumed? 	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
<ul style="list-style-type: none"> Will it increase efficiency in water, energy and raw material use? 	0	
<ul style="list-style-type: none"> Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?) 	xx	Loss of Best and Good Agricultural Land
	✓✓	The site can accommodate more than 35 dwellings per hectare
<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste 	0	
13. Protect and enhance the historic environment		

<ul style="list-style-type: none"> • Will it enhance features and areas of historical/cultural value? • Will it promote sensitive re-use of historic/culturally important buildings where appropriate? • Will it conserve the character of historic settlements and conservation areas? • Will it preserve and where appropriate enhance features of archaeological importance? 	x	Development will impact on the historic environment, but appropriate mitigation measures should enable some development to be acceptable
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> • Will it promote the development of communities with accessible services, employment, shops and leisure facilities? 	N/A	Accessibility has already been addressed under objectives 6 and 10. Scoring here would result in double counting
<ul style="list-style-type: none"> • Will it prevent inappropriate development in flood plains? 	N/A	Flood risk has already been assessed under objective 11 (see above). Scoring here would result in double counting
<ul style="list-style-type: none"> • Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport? 	N/A	Accessible services have already been addressed under objectives 6 and 11. Scoring here would result in double counting.
<ul style="list-style-type: none"> • Will it result in the regeneration of derelict or visually unattractive land? 	0	
<ul style="list-style-type: none"> • Will it encourage the re-use of existing buildings? 	0	
<ul style="list-style-type: none"> • Will it ensure high design quality which supports local distinctiveness? 	0	
<ul style="list-style-type: none"> • Will it promote mixed use development? 	✓	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? 	✓	Development will provide employment opportunities as part of a mixed use scheme.
<ul style="list-style-type: none"> • Will it ensure employment opportunities are accessible by public transport? 	x	Employment site not accessible by public transport
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> • Will it support existing businesses? • Will it maximise local skills? • Will it encourage investment (including inward investment)? • Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓	Provision of employment land as part of a mixed use scheme will encourage investment and support local business expansion

H9: Land to N of A59 & E of Otley Rd		
<ul style="list-style-type: none"> • 20.92ha site in agricultural use • The site could deliver 837 dwellings 		
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 will be capable of delivering a significant amount of affordable housing (30+)
<ul style="list-style-type: none"> • Will it improve energy efficiency in housing? • Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space/play area
3. Safety and security for people and property		
<ul style="list-style-type: none"> • Will it reduce crime and disorder through design measures? • Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> • Will it reduce the potential for social isolation with particular regard to disadvantaged groups? • Will it improve and increase community facilities? 	✓✓ (✓)	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation Large site with potential for mixed uses, incorporating community facility(ies).
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> • Will it increase availability and accessibility of culture/leisure/recreation activities/venues? • Will it preserve, promote and enhance culture in the District? 	✓ 0	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
6. Local needs met locally		
<ul style="list-style-type: none"> • Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? • Will it provide appropriate housing for local needs? • Will it support the vibrancy of town and village centres? 	✓✓ ✓✓ 0	3+ services/facilities See comments made under objective 1
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? • Will it increase the quality and quantity of woodland cover? 	x 0	Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable some development

<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
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	0	
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	xx	High adverse effect – Only appropriate if other factors are strongly in favour
9. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land? 	0	
<ul style="list-style-type: none"> Will it maintain and where possible improve air quality? 	✓	No impact on objective values stated in the 2007 Air Quality Strategy
<ul style="list-style-type: none"> Will it maintain and where possible improve surface water and groundwater quality? 	?	
<ul style="list-style-type: none"> Will it maintain and where possible improve soil quality and minimise the loss of soils to development 	xx	Loss of Best and Good Agricultural Land (Grade 3)
<ul style="list-style-type: none"> 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		
<ul style="list-style-type: none"> Will it increase access to key resources and services by means other than the car 	✓✓	See comments under objective 6
<ul style="list-style-type: none"> Will it ease congestion on the road/rail network? 	xx	Traffic generated would result in significant capacity/displacement issues
<ul style="list-style-type: none"> Will it increase provision of public transport where needed? 	✓	Adjacent only to the key bus network the extension of which is possible as part of the development
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	✓	Ability to connect to the cycle network
<ul style="list-style-type: none"> Will it make the environment for non car travel more attractive? 	x	
<ul style="list-style-type: none"> Will it improve rail services and facilities? 	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions? 	xx	The site is not within 400m of a bus stop on the key bus network (50+ dwellings)
<ul style="list-style-type: none"> Will it increase the amount of energy from renewable sources that is generated and consumed? 	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
<ul style="list-style-type: none"> Will it increase efficiency in water, energy and raw material use? 	0	
<ul style="list-style-type: none"> Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?) 	xx	Loss of best and good agricultural land (Grade 3)
	✓	The site can accommodate 40 dwellings/hectare
<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste 	0	
13. Protect and enhance the historic environment		

<ul style="list-style-type: none"> • Will it enhance features and areas of historical/cultural value? • Will it promote sensitive re-use of historic/culturally important buildings where appropriate? • Will it conserve the character of historic settlements and conservation areas? • Will it preserve and where appropriate enhance features of archaeological importance? 	x	Development will impact on the historic environment, but appropriate mitigation measures should enable some development to be acceptable
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> • Will it promote the development of communities with accessible services, employment, shops and leisure facilities? 	N/A	Accessibility has already been addressed under objectives 6 and 10. Scoring here would result in double counting
<ul style="list-style-type: none"> • Will it prevent inappropriate development in flood plains? 	N/A	Flood risk has already been assessed under objective 11 (see above). Scoring here would result in double counting
<ul style="list-style-type: none"> • Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport? 	N/A	Accessible services have already been addressed under objectives 6 and 11. Scoring here would result in double counting.
<ul style="list-style-type: none"> • Will it result in the regeneration of derelict or visually unattractive land? 	0	
<ul style="list-style-type: none"> • Will it encourage the re-use of existing buildings? 	0	
<ul style="list-style-type: none"> • Will it ensure high design quality which supports local distinctiveness? 	0	
<ul style="list-style-type: none"> • Will it promote mixed use development? 	✓	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? 	✓	Development will provide employment opportunities as part of a mixed use scheme.
<ul style="list-style-type: none"> • Will it ensure employment opportunities are accessible by public transport? 	x	Employment site not accessible by public transport
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> • Will it support existing businesses? • Will it maximise local skills? • Will it encourage investment (including inward investment)? • Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓	Provision of employment land as part of a mixed use scheme will encourage investment and support local business expansion

H17: Land at Penny Pot Lane		
<ul style="list-style-type: none"> 7.72ha site in agricultural use The site could deliver 270 dwellings 		
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 will be capable of delivering a significant amount of affordable housing (30+)
<ul style="list-style-type: none"> Will it improve energy efficiency in housing? Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space/play area
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> Will it reduce the potential for social isolation with particular regard to disadvantaged groups? Will it improve and increase community facilities? 	✓✓ (✓)	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation Large site with potential for mixed uses, incorporating community facility(ies).
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.
6. Local needs met locally		
<ul style="list-style-type: none"> Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? Will it provide appropriate housing for local needs? Will it support the vibrancy of town and village centres? 	xx ✓✓ 0	No services/facilities See comments made under objective 1
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? 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? Will it increase the quality and quantity of woodland cover? 	✓ 0	Neutral or slight effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species
<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

• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	0	
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0	
• Will it contribute to local distinctiveness and countryside character?	xx	High adverse effect – Only appropriate if other factors are strongly in favour
9. Minimal pollution levels		
• Will it clean up contaminated land?	0	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	x	Greenfield land – loss of soils
• 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	xx	See comments under objective 6
• Will it ease congestion on the road/rail network?	x	Traffic generated as a result of development would cause some capacity issues
• Will it increase provision of public transport where needed?	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
• Will it make the environment for non car travel more attractive	xx	
• Will it improve rail services and facilities?	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	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)
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?	0	
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?)	x	Greenfield land but not grade 2 and 3a
	✓	The site can accommodate 40 dwellings/hectare
• Will it increase prevention, re-use, recovery and recycling of waste	0	
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? 	0	
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> • Will it promote the development of communities with accessible services, employment, shops and leisure facilities? 	N/A	Accessibility has already been addressed under objectives 6 and 10. Scoring here would result in double counting
<ul style="list-style-type: none"> • Will it prevent inappropriate development in flood plains? 	N/A	Flood risk has already been assessed under objective 11 (see above). Scoring here would result in double counting
<ul style="list-style-type: none"> • Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport? 	N/A	Accessible services have already been addressed under objectives 6 and 11. Scoring here would result in double counting.
<ul style="list-style-type: none"> • Will it result in the regeneration of derelict or visually unattractive land? 	0	
<ul style="list-style-type: none"> • Will it encourage the re-use of existing buildings? 	0	
<ul style="list-style-type: none"> • Will it ensure high design quality which supports local distinctiveness? 	0	
<ul style="list-style-type: none"> • Will it promote mixed use development? 	0	
15. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> • Will it provide employment opportunities for local people? • Will it contribute to improving diversity of employment opportunities? 	0	
<ul style="list-style-type: none"> • Will it ensure employment opportunities are accessible by public transport? 	0	
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> • Will it support existing businesses? • Will it maximise local skills? • Will it encourage investment (including inward investment)? • Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓	Provision of affordable housing will help support existing businesses with the recruitment and retention of staff

H18: Land N of Eastville Cottage, Ripon Road		
<ul style="list-style-type: none"> • 0.40ha site in agricultural use • The site could deliver 14 dwellings 		
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 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? • Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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
3. Safety and security for people and property		
<ul style="list-style-type: none"> • Will it reduce crime and disorder through design measures? • Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
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? 	0	
<ul style="list-style-type: none"> • Will it improve and increase community facilities? 	0	
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> • Will it increase availability and accessibility of culture/leisure/recreation activities/venues? 	0	
<ul style="list-style-type: none"> • Will it preserve, promote and enhance culture in the District? 	0	
6. Local needs met locally		
<ul style="list-style-type: none"> • Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? 	(✘)	The site 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.
<ul style="list-style-type: none"> • Will it provide appropriate housing for local needs? 	✓	See comments made under objective 1
<ul style="list-style-type: none"> • Will it support the vibrancy of town and village centres? 	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> • Will it promote lifelong learning and widening participation in lifelong learning activities? • Will it improve levels of basic skills • Will it provide opportunities for training and apprenticeships 	0	
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
<ul style="list-style-type: none"> • Will it increase the quality and quantity of woodland cover? 	0	

• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	0	
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	✓	There is a public right of way close to the site
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0	
• Will it contribute to local distinctiveness and countryside character?	✓	Slight adverse effect – relatively few landscape constraints
9. Minimal pollution levels		
• Will it clean up contaminated land?	✓	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
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	xx	Loss of Best and Good agricultural land (Grade 3)
• Will it prevent unacceptable levels of noise and light pollution?	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	(x)	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
• 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
• Will it improve existing provision of cycleways and footpaths?	xx	Poor connectivity to the cycle network, with no prospect of improvement
• Will it make the environment for non car travel more attractive?	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?	0	
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.
• Will it increase the amount of energy from renewable sources that is generated and consumed?	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
• Will it reduce the risk of flooding?	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	0	
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)?	xx	Loss of Best and Good Agricultural Land (Grade 3)
	✓	The site can accommodate 35 dwellings/hectare
• Will it increase prevention, re-use, recovery and recycling of waste	0	
13. Protect and enhance the historic environment		

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

H19: Nitter Hill, Penny Pot Lane		
<ul style="list-style-type: none"> • 0.99ha site in agricultural use • The site could deliver 35 dwellings 		
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
<ul style="list-style-type: none"> • Will it improve energy efficiency in housing? • Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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
3. Safety and security for people and property		
<ul style="list-style-type: none"> • Will it reduce crime and disorder through design measures? • Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> • Will it reduce the potential for social isolation with particular regard to disadvantaged groups? • Will it improve and increase community facilities? 	✓	Provision of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> • Will it increase availability and accessibility of culture/leisure/recreation activities/venues? • Will it preserve, promote and enhance culture in the District? 	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
6. Local needs met locally		
<ul style="list-style-type: none"> • Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? • Will it provide appropriate housing for local needs? • Will it support the vibrancy of town and village centres? 	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.
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 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> • Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? • Will it increase the quality and quantity of woodland cover? 	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
	0	

• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	0	
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	✓	There is a public right of way close to the site
	✓	The natural interest of, and access to, nearby sites of natural interest will be promoted through this site's development
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	x	Adverse impact. Small proportion of land in Flood Zone 2 and/or 3. The SFRA advises to re-define the outline of the site to remove the issue of flood risk from the site
• Will it contribute to local distinctiveness and countryside character?	xx	High adverse effect – Only appropriate if other factors are strongly in favour
9. Minimal pollution levels		
• Will it clean up contaminated land?	0	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	x	Greenfield Land – Loss of soils
• Will it prevent unacceptable levels of noise and light pollution?	0	
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car	xx	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
• Will it increase provision of public transport where needed?	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
• Will it make the environment for non car travel more attractive?	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?	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	x	The site is not within 400m of a bus stop on the key bus network
• 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?	✓	Development boundary can be amended to remove risk of flooding
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)?	x	Greenfield Land – Loss of soils
	✓	The site can accommodate 35 dwellings/hectare
• Will it increase prevention, re-use, recovery and recycling of waste	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

<ul style="list-style-type: none"> • Will it enhance features and areas of historical/cultural value? • Will it promote sensitive re-use of historic/culturally important buildings where appropriate? • Will it conserve the character of historic settlements and conservation areas? • Will it preserve and where appropriate enhance features of archaeological importance? 	xx	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? 	0	
<ul style="list-style-type: none"> • Will it encourage the re-use of existing buildings? 	0	
<ul style="list-style-type: none"> • Will it ensure high design quality which supports local distinctiveness? 	0	
<ul style="list-style-type: none"> • Will it promote mixed use development? 	0	
15. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> • Will it provide employment opportunities for local people? • Will it contribute to improving diversity of employment opportunities? 	0	
<ul style="list-style-type: none"> • Will it ensure employment opportunities are accessible by public transport? 	0	
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> • Will it support existing businesses? • Will it maximise local skills? • Will it encourage investment (including inward investment)? • Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓	Provision of affordable housing will help support existing businesses with the recruitment and retention of staff

H19a: Nitter Hill, Penny Pot Lane		
<ul style="list-style-type: none"> • 1.90ha site in agricultural use • The site could deliver 66 dwellings 		
SA Objective	Performance	Commentary
1. Quality housing available to everyone		
• Will it make housing available to people in need?	✓✓	Site size will be capable of delivering a significant amount of affordable housing (30+)
• Will it improve energy efficiency in housing?	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
• Will it increase the use of sustainable building practices?		
2. Conditions and services to engender good health		
<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 and is large enough to accommodate new amenity open space/play area
3. Safety and security for people and property		
• Will it reduce crime and disorder through design measures?	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
• Will it reduce fear of crime?		
4. Vibrant communities which participate in decision making		
• Will it reduce the potential for social isolation with particular regard to disadvantaged groups?	✓✓	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
• Will it improve and increase community facilities?	(✓)	Large site with potential for mixed uses, incorporating community facility(ies).
5. Culture, leisure and recreation activities available to all		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
• Will it preserve, promote and enhance culture in the District?	0	
6. Local needs met locally		
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?	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.
• Will it provide appropriate housing for local needs?	✓✓	See comments made under objective 1
• Will it support the vibrancy of town and village centres?	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<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 	0	
8. Bio-diverse and attractive natural environment		
• Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?	xx	Very adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species
• Will it increase the quality and quantity of woodland cover?	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. The following sites have a small proportion of land in Flood Zone 2 and/or 3. The SFRA advises to re-define the outline of the site to remove the issue of flood risk from the site
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	xx	High adverse effect – Only appropriate if other factors are strongly in favour
9. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land? 	0	
<ul style="list-style-type: none"> Will it maintain and where possible improve air quality? 	✓	No impact on objective values stated in the 2007 Air Quality Strategy
<ul style="list-style-type: none"> Will it maintain and where possible improve surface water and groundwater quality? 	?	
<ul style="list-style-type: none"> Will it maintain and where possible improve soil quality and minimise the loss of soils to development 	x	Greenfield land – loss of soils
<ul style="list-style-type: none"> Will it prevent unacceptable levels of noise and light pollution? 	0	
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it increase access to key resources and services by means other than the car 	xx	See comments under objective 6
<ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> Will it increase provision of public transport where needed? 	xx	Location does not offer good connectivity and there are no opportunities for improvement
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	✓✓	Well served by existing routes
<ul style="list-style-type: none"> Will it make the environment for non car travel more attractive? 	xx	Environment is not conducive to non car modes of travel and there are no opportunities for improvement.
<ul style="list-style-type: none"> Will it improve rail services and facilities? 	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions? 	xx	The site is not within 400m of a bus stop on the key bus network (50+ dwellings)
<ul style="list-style-type: none"> Will it increase the amount of energy from renewable sources that is generated and consumed? 	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	x	In an area at risk from flooding (Flood Zones 2 and 3a) Affects only a small area of the option
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
<ul style="list-style-type: none"> Will it increase efficiency in water, energy and raw material use? 	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
<ul style="list-style-type: none"> Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?) 	✓	The site can accommodate 35 dwellings per hectare
	x	Greenfield land – loss of soils
<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste 	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

<ul style="list-style-type: none"> • Will it enhance features and areas of historical/cultural value? • Will it promote sensitive re-use of historic/culturally important buildings where appropriate? • Will it conserve the character of historic settlements and conservation areas? • Will it preserve and where appropriate enhance features of archaeological importance? 	xx	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? 	0	
<ul style="list-style-type: none"> • Will it encourage the re-use of existing buildings? 	0	
<ul style="list-style-type: none"> • Will it ensure high design quality which supports local distinctiveness? 	0	
<ul style="list-style-type: none"> • Will it promote mixed use development? 	0	
15. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> • Will it provide employment opportunities for local people? • Will it contribute to improving diversity of employment opportunities? 	0	
<ul style="list-style-type: none"> • Will it ensure employment opportunities are accessible by public transport? 	0	
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> • Will it support existing businesses? • Will it maximise local skills? • Will it encourage investment (including inward investment)? • Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓	Provision of affordable housing will help support existing businesses with the recruitment and retention of staff

H22: Grange Farm, Skipton Road		
<ul style="list-style-type: none"> • 5.46ha site in agricultural use • The site could deliver 191 dwellings 		
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 will be capable of delivering a significant amount of affordable housing (30+)
<ul style="list-style-type: none"> • Will it improve energy efficiency in housing? • Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space/play area
3. Safety and security for people and property		
<ul style="list-style-type: none"> • Will it reduce crime and disorder through design measures? • Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> • Will it reduce the potential for social isolation with particular regard to disadvantaged groups? • Will it improve and increase community facilities? 	✓✓ (✓)	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation Large site with potential for mixed uses, incorporating community facility(ies).
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> • Will it increase availability and accessibility of culture/leisure/recreation activities/venues? • Will it preserve, promote and enhance culture in the District? 	✓ x	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements. 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? • Will it provide appropriate housing for local needs? • Will it support the vibrancy of town and village centres? 	✓✓ ✓✓ 0	3+ services/facilities See comments made under objective 1
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 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> • Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? • Will it increase the quality and quantity of woodland cover? 	xx 0	Very adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species

<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
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	0	
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	xx	High adverse effect – Only appropriate if other factors are strongly in favour
9. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land? 	0	
<ul style="list-style-type: none"> Will it maintain and where possible improve air quality? 	✓	No impact on objective values stated in the 2007 Air Quality Strategy
<ul style="list-style-type: none"> Will it maintain and where possible improve surface water and groundwater quality? 	?	
<ul style="list-style-type: none"> Will it maintain and where possible improve soil quality and minimise the loss of soils to development 	xx	Loss of Best and Good agricultural land (Grade 3)
<ul style="list-style-type: none"> 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		
<ul style="list-style-type: none"> Will it increase access to key resources and services by means other than the car 	✓✓	See comments under objective 6
<ul style="list-style-type: none"> Will it ease congestion on the road/rail network? 	xx	Traffic generated would result in significant capacity/displacement issues
<ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	✓	Ability to connect to the cycle network
<ul style="list-style-type: none"> Will it make the environment for non car travel more attractive? 	x	Environment is not conducive to non car modes of travel but there may be opportunities for improvement.
<ul style="list-style-type: none"> Will it improve rail services and facilities? 	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions? 	✓	Site lies within 400m of a bus stop on the key bus network.
<ul style="list-style-type: none"> Will it increase the amount of energy from renewable sources that is generated and consumed? 	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	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		
<ul style="list-style-type: none"> Will it increase efficiency in water, energy and raw material use? 	0	
<ul style="list-style-type: none"> Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?) 	xx	Loss of Best and Good agricultural land (Grade 3)
	✓	The site can accommodate 35 dwellings per hectare
<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste 	0	
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? 	0	
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> • Will it promote the development of communities with accessible services, employment, shops and leisure facilities? 	N/A	Accessibility has already been addressed under objectives 6 and 10. Scoring here would result in double counting
<ul style="list-style-type: none"> • Will it prevent inappropriate development in flood plains? 	N/A	Flood risk has already been assessed under objective 11 (see above). Scoring here would result in double counting
<ul style="list-style-type: none"> • Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport? 	N/A	Accessible services have already been addressed under objectives 6 and 11. Scoring here would result in double counting.
<ul style="list-style-type: none"> • Will it result in the regeneration of derelict or visually unattractive land? 	0	
<ul style="list-style-type: none"> • Will it encourage the re-use of existing buildings? 	0	
<ul style="list-style-type: none"> • Will it ensure high design quality which supports local distinctiveness? 	0	
<ul style="list-style-type: none"> • Will it promote mixed use development? 	0	
15. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> • Will it provide employment opportunities for local people? • Will it contribute to improving diversity of employment opportunities? 	0	
<ul style="list-style-type: none"> • Will it ensure employment opportunities are accessible by public transport? 	0	
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> • Will it support existing businesses? • Will it maximise local skills? • Will it encourage investment (including inward investment)? • Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓	Provision of affordable housing will help support existing businesses with the recruitment and retention of staff

H25: Land at Harlow Hill, E of Crag Lane, Harrogate		
<ul style="list-style-type: none"> • 7.35ha site in agricultural use • The site could deliver 294 dwellings 		
SA Objective	Performance	Commentary
1. Quality housing available to everyone		
• Will it make housing available to people in need?	✓✓	Site size will be capable of delivering a significant amount of affordable housing (30+)
• Will it improve energy efficiency in housing?	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
• Will it increase the use of sustainable building practices?		
2. Conditions and services to engender good health		
<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 and is large enough to accommodate new amenity open space/play area
3. Safety and security for people and property		
• Will it reduce crime and disorder through design measures?	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
• Will it reduce fear of crime?		
4. Vibrant communities which participate in decision making		
• Will it reduce the potential for social isolation with particular regard to disadvantaged groups?	✓✓	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
• Will it improve and increase community facilities?	(✓)	Large site with potential for mixed uses, incorporating community facility(ies).
5. Culture, leisure and recreation activities available to all		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
• Will it preserve, promote and enhance culture in the District?	0	
6. Local needs met locally		
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?	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 of transport.
• Will it provide appropriate housing for local needs?	✓✓	See comments made under objective 1
• Will it support the vibrancy of town and village centres?	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<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 	0	
8. Bio-diverse and attractive natural environment		
• Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?	x	Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable development
• Will it increase the quality and quantity of woodland cover?	0	

<ul style="list-style-type: none"> Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives 	?	The site is large enough to incorporate an area of natural/semi natural greenspace (including woodland) which will increase wildlife interest, biodiversity and woodland cover. On-site provision is only required in certain circumstances
<ul style="list-style-type: none"> Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites? 	✓	There is a public right of way close to the site
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	0	
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	xx	High adverse effect – Only appropriate if other factors are strongly in favour
	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? 	0	
<ul style="list-style-type: none"> Will it maintain and where possible improve air quality? 	✓	No impact on objective values stated in the 2007 Air Quality Strategy
<ul style="list-style-type: none"> Will it maintain and where possible improve surface water and groundwater quality? 	?	
<ul style="list-style-type: none"> Will it maintain and where possible improve soil quality and minimise the loss of soils to development 	xx	Loss of Best and Good Agricultural Land (Grade 3)
<ul style="list-style-type: none"> Will it prevent unacceptable levels of noise and light pollution? 	0	
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it increase access to key resources and services by means other than the car 	xx	See comments under objective 6
<ul style="list-style-type: none"> Will it ease congestion on the road/rail network? 	xx	Traffic generated would result in significant capacity/displacement issues
<ul style="list-style-type: none"> Will it increase provision of public transport where needed? 	✓	Adjacent only to the key bus network the extension of which is possible as part of the development
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	✓✓	Well served by existing routes
<ul style="list-style-type: none"> Will it make the environment for non car travel more attractive? 	xx	Environment is not conducive to non car modes of travel and there are no opportunities for improvement.
<ul style="list-style-type: none"> Will it improve rail services and facilities? 	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> Will it increase the amount of energy from renewable sources that is generated and consumed? 	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
<ul style="list-style-type: none"> Will it increase efficiency in water, energy and raw material use? 	0	
<ul style="list-style-type: none"> Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)? 	xx	Loss of Best and Good Agricultural Land (Grade 3)
	x	Constraints mean that the site can not accommodate 35 dwellings/hectare
<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste 	0	
13. Protect and enhance the historic environment		

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

H37: Land SW of Cornwall Road		
<ul style="list-style-type: none"> • 9.97ha site in agricultural use • The site could deliver 349 dwellings 		
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 will be capable of delivering a significant amount of affordable housing (30+)
<ul style="list-style-type: none"> • Will it improve energy efficiency in housing? • Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space/play area
3. Safety and security for people and property		
<ul style="list-style-type: none"> • Will it reduce crime and disorder through design measures? • Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> • Will it reduce the potential for social isolation with particular regard to disadvantaged groups? • Will it improve and increase community facilities? 	✓✓ (✓)	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation Large site with potential for mixed uses, incorporating community facility(ies).
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> • Will it increase availability and accessibility of culture/leisure/recreation activities/venues? • Will it preserve, promote and enhance culture in the District? 	✓ x	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements. 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? • Will it provide appropriate housing for local needs? • Will it support the vibrancy of town and village centres? 	✓ ✓✓ 0	1-2 services/facilities See comments made under objective 1
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? 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> • Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? • Will it increase the quality and quantity of woodland cover? 	x 0	Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable development

<ul style="list-style-type: none"> Will it 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? 	0	
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	xx	High adverse effect – Only appropriate if other factors are strongly in favour
9. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land? 	0	
<ul style="list-style-type: none"> Will it maintain and where possible improve air quality? 	✓	No impact on objective values stated in the 2007 Air Quality Strategy
<ul style="list-style-type: none"> Will it maintain and where possible improve surface water and groundwater quality? 	?	
<ul style="list-style-type: none"> Will it maintain and where possible improve soil quality and minimise the loss of soils to development 	xx	Loss of Best and Good Agricultural Land (Grade 3)
<ul style="list-style-type: none"> Will it prevent unacceptable levels of noise and light pollution? 	0	
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it increase access to key resources and services by means other than the car 	✓	See comments under objective 6
<ul style="list-style-type: none"> Will it ease congestion on the road/rail network? 	✓✓	Traffic generated as a result of development can be accommodated on to the highway network without causing significant capacity/traffic displacement issues
<ul style="list-style-type: none"> Will it increase provision of public transport where needed? 	xx	Location does not offer good connectivity and there are no opportunities for improvement
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	✓✓	Well served by existing routes
<ul style="list-style-type: none"> Will it make the environment for non car travel more attractive? 	xx	Environment is not conducive to non car modes of travel and there are no opportunities for improvement.
<ul style="list-style-type: none"> Will it improve rail services and facilities? 	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions? 	xx	The site is not within 400m of a bus stop on the key bus network (50+ dwellings)
<ul style="list-style-type: none"> Will it increase the amount of energy from renewable sources that is generated and consumed? 	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
<ul style="list-style-type: none"> Will it increase efficiency in water, energy and raw material use? 	0	
<ul style="list-style-type: none"> Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?) 	xx	Loss of Best and Good agricultural land (Grade 3)
	x	Constraints mean that the site can not accommodate 40 dwellings/hectare
<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste 	0	
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? 	xx	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? 	0	
<ul style="list-style-type: none"> • Will it encourage the re-use of existing buildings? 	0	
<ul style="list-style-type: none"> • Will it ensure high design quality which supports local distinctiveness? 	0	
<ul style="list-style-type: none"> • Will it promote mixed use development? 	0	
15. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> • Will it provide employment opportunities for local people? • Will it contribute to improving diversity of employment opportunities? 	0	
<ul style="list-style-type: none"> • Will it ensure employment opportunities are accessible by public transport? 	0	
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> • Will it support existing businesses? • Will it maximise local skills? • Will it encourage investment (including inward investment)? • Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓	Provision of affordable housing will help support existing businesses with the recruitment and retention of staff

H104: Land at Cornwall Road		
<ul style="list-style-type: none"> • 2.88ha site in employment use • The site could deliver 38 dwellings 		
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 will be capable of delivering a significant amount of affordable housing
<ul style="list-style-type: none"> • Will it improve energy efficiency in housing? • Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space/play area
3. Safety and security for people and property		
<ul style="list-style-type: none"> • Will it reduce crime and disorder through design measures? • Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> • Will it reduce the potential for social isolation with particular regard to disadvantaged groups? • Will it improve and increase community facilities? 	✓✓ (✓)	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation Large site with potential for mixed uses, incorporating community facility(ies).
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> • Will it increase availability and accessibility of culture/leisure/recreation activities/venues? • Will it preserve, promote and enhance culture in the District? 	✓ 0	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
6. Local needs met locally		
<ul style="list-style-type: none"> • Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? • Will it provide appropriate housing for local needs? • Will it support the vibrancy of town and village centres? 	× ✓✓ 0	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. See comments made under objective 1
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 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> • Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? • Will it increase the quality and quantity of woodland cover? 	× 0	Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable development

<ul style="list-style-type: none"> Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives 	?	The site is large enough to incorporate an area of natural/semi natural greenspace (including woodland) which will increase wildlife interest, biodiversity and woodland cover. On-site provision is only required in certain circumstances
<ul style="list-style-type: none"> Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites? 	✓	There is a public right of way close to the site
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	0	
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	✓	Slight adverse effect – relatively few landscape constraints
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
<ul style="list-style-type: none"> Will it maintain and where possible improve air quality? 	✓	No impact on objective values stated in the 2007 Air Quality Strategy
<ul style="list-style-type: none"> Will it maintain and where possible improve surface water and groundwater quality? 	?	
<ul style="list-style-type: none"> Will it maintain and where possible improve soil quality and minimise the loss of soils to development 	✓	Brownfield land – limited loss of soils
<ul style="list-style-type: none"> Will it prevent unacceptable levels of noise and light pollution? 	0	
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it increase access to key resources and services by means other than the car 	x	See comments under objective 6
<ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> Will it increase provision of public transport where needed? 	xx	Location does not offer good connectivity and there are no opportunities for improvement
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	✓✓	Well served by existing routes
<ul style="list-style-type: none"> Will it make the environment for non car travel more attractive? 	xx	Environment is not conducive to non car modes of travel and there are no opportunities for improvement.
<ul style="list-style-type: none"> Will it improve rail services and facilities? 	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions? 	x	The site is not within 400m of a bus stop on the key bus network
<ul style="list-style-type: none"> Will it increase the amount of energy from renewable sources that is generated and consumed? 	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
<ul style="list-style-type: none"> Will it increase efficiency in water, energy and raw material use? 	0	
<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
	x	Constraints mean that the site can not accommodate 35 dwellings/hectare
<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste 	0	
13. Protect and enhance the historic environment		

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

H105(1): Land West of Harlow Moor Road		
<ul style="list-style-type: none"> • 1.39ha site in employment use • The site could deliver 51 dwellings 		
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
<ul style="list-style-type: none"> • Will it improve energy efficiency in housing? • Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space/play area
3. Safety and security for people and property		
<ul style="list-style-type: none"> • Will it reduce crime and disorder through design measures? • Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> • Will it reduce the potential for social isolation with particular regard to disadvantaged groups? • Will it improve and increase community facilities? 	✓ (✓)	Provision of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation Large site with potential for mixed uses, incorporating community facility(ies).
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> • Will it increase availability and accessibility of culture/leisure/recreation activities/venues? • Will it preserve, promote and enhance culture in the District? 	✓ 0	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
6. Local needs met locally		
<ul style="list-style-type: none"> • Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? • Will it provide appropriate housing for local needs? • Will it support the vibrancy of town and village centres? 	× ✓ 0	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. See comments made under objective 1
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 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> • Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? • Will it increase the quality and quantity of woodland cover? 	× 0	Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable development

<ul style="list-style-type: none"> Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives 	?	The site is large enough to incorporate an area of natural/semi natural greenspace (including woodland) which will increase wildlife interest, biodiversity and woodland cover. On-site provision is only required in certain circumstances
<ul style="list-style-type: none"> Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites? 	✓	There is a public right of way close to the site
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	0	
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	0	
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
<ul style="list-style-type: none"> Will it maintain and where possible improve air quality? 	✓	No impact on objective values stated in the 2007 Air Quality Strategy
<ul style="list-style-type: none"> Will it maintain and where possible improve surface water and groundwater quality? 	?	
<ul style="list-style-type: none"> Will it maintain and where possible improve soil quality and minimise the loss of soils to development 	✓	Brownfield land – limited loss of soils
<ul style="list-style-type: none"> Will it prevent unacceptable levels of noise and light pollution? 	0	
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it increase access to key resources and services by means other than the car 	x	See comments under objective 6
<ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> Will it increase provision of public transport where needed? 	x	Location does not offer good connectivity but there may be opportunities for improvement
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	✓✓	Well served by existing routes
<ul style="list-style-type: none"> Will it make the environment for non car travel more attractive? 	x	
<ul style="list-style-type: none"> Will it improve rail services and facilities? 	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions? 	xx	The site does not lie within 400m of a bus stop on the key bus network (50+ dwellings)
<ul style="list-style-type: none"> Will it increase the amount of energy from renewable sources that is generated and consumed? 	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
<ul style="list-style-type: none"> Will it increase efficiency in water, energy and raw material use? 	0	
<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
	✓	The site can accommodate 35 dwellings/hectare
<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste 	0	
13. Protect and enhance the historic environment		

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

H105: Land West of Harlow Moor Road		
<ul style="list-style-type: none"> • 1.01ha site employment use • The site could deliver 35 dwellings 		
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
<ul style="list-style-type: none"> • Will it improve energy efficiency in housing? • Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space/play area
3. Safety and security for people and property		
<ul style="list-style-type: none"> • Will it reduce crime and disorder through design measures? • Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> • Will it reduce the potential for social isolation with particular regard to disadvantaged groups? • Will it improve and increase community facilities? 	✓ (✓)	Provision of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation Large site with potential for mixed uses, incorporating community facility(ies).
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> • Will it increase availability and accessibility of culture/leisure/recreation activities/venues? • Will it preserve, promote and enhance culture in the District? 	✓ 0	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
6. Local needs met locally		
<ul style="list-style-type: none"> • Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? • Will it provide appropriate housing for local needs? • Will it support the vibrancy of town and village centres? 	× ✓ 0	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. See comments made under objective 1
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 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> • Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? • Will it increase the quality and quantity of woodland cover? 	× 0	Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable development

• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	0	
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	✓	There is a public right of way close to the site
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0	
• Will it contribute to local distinctiveness and countryside character?	✓	Slight adverse effect – relatively few landscape constraints
9. Minimal pollution levels		
• Will it clean up contaminated land?	✓	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
• 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
• Will it prevent unacceptable levels of noise and light pollution?	0	
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car	x	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
• Will it increase provision of public transport where needed?	x	Location does not offer good connectivity but there may be opportunities for improvement
• Will it improve existing provision of cycleways and footpaths?	✓✓	Well served by existing routes
• Will it make the environment for non car travel more attractive?	x	
• Will it improve rail services and facilities?	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	x	The site is not within 400m of a bus stop on the key bus network.
• Will it increase the amount of energy from renewable sources that is generated and consumed?	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
• Will it reduce the risk of flooding?	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?)	✓	Would utilise brownfield land as part of the development
	✓	The site can accommodate 35 dwellings/hectare
• Will it increase prevention, re-use, recovery and recycling of waste	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

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

H1023: Spa Tennis Club, Kent Drive, Harrogate		
<ul style="list-style-type: none"> • 0.56ha site in agricultural use • The site could deliver 13 dwellings 		
SA Objective	Performance	Commentary
1. Quality housing available to everyone		
• Will it make housing available to people in need?	✓	Site size would allow the council to negotiate an element of affordable housing under current policy
• Will it improve energy efficiency in housing?	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
• Will it increase the use of sustainable building practices?		
2. Conditions and services to engender good health		
• Will it promote positive health and prevent ill health?	✓	Site is within 1km of a play area or amenity open space and/or 3km of an outdoor sport facility
• Will it encourage healthy lifestyles?	✗	Development would effect existing or proposed sporting or recreational facility (including allotments)
• Will it address health inequalities		
3. Safety and security for people and property		
• Will it reduce crime and disorder through design measures?	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
• Will it reduce fear of crime?		
4. Vibrant communities which participate in decision making		
• Will it reduce the potential for social isolation with particular regard to disadvantaged groups?	✓	Provision of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
• Will it improve and increase community facilities?	0	
5. Culture, leisure and recreation activities available to all		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
• Will it preserve, promote and enhance culture in the District?	✗	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		
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?	(✗)	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.
• Will it provide appropriate housing for local needs?	✓	See comments made under objective 1
• Will it support the vibrancy of town and village centres?	0	
7. Education and training opportunities which build on the skills and capacity of the population		
• Will it promote lifelong learning and widening participation in lifelong learning activities?	0	
• Will it improve levels of basic skills		
• Will it provide opportunities for training and apprenticeships		
8. Bio-diverse and attractive natural environment		
• Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?	✓	Neutral or slight effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species
• Will it increase the quality and quantity of woodland cover?	0	

• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	0	
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	0	
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0	
• Will it contribute to local distinctiveness and countryside character?	0	
9. Minimal pollution levels		
• Will it clean up contaminated land?	0	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	✓	Brownfield land – limited loss of soils
• 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	(x)	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
• Will it increase provision of public transport where needed?	xx	Location does not offer good connectivity and there are no opportunities for improvement
• Will it improve existing provision of cycleways and footpaths?	✓	Ability to connect to the cycle network
• Will it make the environment for non car travel more attractive?	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?	0	
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.
• Will it increase the amount of energy from renewable sources that is generated and consumed?	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
• Will it reduce the risk of flooding?	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?)	✓	Would utilise brownfield land as part of the development
	✓	The site can accommodate 35 dwellings/hectare
• Will it increase prevention, re-use, recovery and recycling of waste	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

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

H3006: Extension North of Skipton Road, Harrogate		
<ul style="list-style-type: none"> 72.5ha site currently in agricultural use The site could deliver around 2175 dwellings 		
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 will be capable of delivering a significant amount of affordable housing (30+)
<ul style="list-style-type: none"> Will it improve energy efficiency in housing? Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space/play area
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> Will it reduce the potential for social isolation with particular regard to disadvantaged groups? Will it improve and increase community facilities? 	✓✓	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
	(✓)	Large site with potential for mixed uses, incorporating community facility(ies).
	0	
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase availability and accessibility of culture/leisure/recreation activities/venues? Will it preserve, promote and enhance culture in the District? 	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
	0	
6. Local needs met locally		
<ul style="list-style-type: none"> Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? 	✓✓	(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: 3+ services/facilities
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? Will it support the vibrancy of town and village centres? 	✓✓	See comments made under objective 1
	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> Will it promote lifelong learning and widening participation in lifelong learning activities? 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? 	x	Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable development

• Will it increase the quality and quantity of woodland cover?	O	
• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	?	The site is large enough to incorporate an area of natural/semi natural greenspace (including woodland) which will increase wildlife interest, biodiversity and woodland cover. On-site provision is only required in certain circumstances
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	✓	There is a public right of way close to the site
	O	
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	O	
• Will it contribute to local distinctiveness and countryside character?	xx	High adverse effect – Only appropriate if other factors are strongly in favour
9. Minimal pollution levels		
• Will it clean up contaminated land?	O	
• Will it maintain and where possible improve air quality?	x	Adverse impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	xx	Loss of Best and Good Agricultural Land (Grade 3)
• Will it prevent unacceptable levels of noise and light pollution?	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	✓✓	See comments under objective 6
• Will it ease congestion on the road/rail network?	xx	Traffic generated would result in significant capacity/displacement issues
• Will it increase provision of public transport where needed?	✓	Adjacent only to the key bus network the extension of which is possible as part of the development
• Will it improve existing provision of cycleways and footpaths?	✓	Ability to connect to the cycle network
• Will it make the environment for non car travel more attractive?	x	
• Will it improve rail services and facilities?	O	The site offers the opportunity to enhance existing rail facilities (eg through improvements to pedestrian access/parking or park and ride)
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	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?	x	In an area at risk from flooding (Flood Zones 2 and 3a) Affects only a small area of the option
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)?	xx	Loss of Best and Good Agricultural Land (Grade 3)
	✓✓	The site can accommodate more than 40 dwellings per hectare
• Will it increase prevention, re-use, recovery and recycling of waste	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.

13. Protect and enhance the historic environment		
<ul style="list-style-type: none"> Will it enhance features and areas of historical/cultural value? Will it promote sensitive re-use of historic/culturally important buildings where appropriate? Will it conserve the character of historic settlements and conservation areas? Will it preserve and where appropriate enhance features of archaeological importance? 	x	Development will impact on the historic environment, but appropriate mitigation measures should enable some development to be acceptable
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> Will it promote the development of communities with accessible services, employment, shops and leisure facilities? 	N/A	Accessibility has already been addressed under objectives 6 and 10. Scoring here would result in double counting
<ul style="list-style-type: none"> Will it prevent inappropriate development in flood plains? 	N/A	Flood risk has already been assessed under objective 11 (see above). Scoring here would result in double counting
<ul style="list-style-type: none"> Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport? 	N/A	Accessible services have already been addressed under objectives 6 and 11. Scoring here would result in double counting.
<ul style="list-style-type: none"> Will it result in the regeneration of derelict or visually unattractive land? 	O	
<ul style="list-style-type: none"> Will it encourage the re-use of existing buildings? 	O	
<ul style="list-style-type: none"> Will it ensure high design quality which supports local distinctiveness? 	O	
<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? 	✓	Development will provide employment opportunities as part of a mixed use scheme.
<ul style="list-style-type: none"> Will it ensure employment opportunities are accessible by public transport? 	x	Employment site not accessible by public transport
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> Will it support existing businesses? Will it maximise local skills? Will it encourage investment (including inward investment)? Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓	Provision of employment land as part of a mixed use scheme will encourage investment and support local business expansion

H3007: Extension of Land to the North of Penny Pot Lane, Harrogate		
<ul style="list-style-type: none"> 91.83ha site currently in agricultural use and in use by the Army Foundation College The site could deliver around 1940 dwellings 		
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 will be capable of delivering a significant amount of affordable housing (30+)
<ul style="list-style-type: none"> Will it improve energy efficiency in housing? Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space/play area
	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? Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
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 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? 	(✓) x	Large site with potential for mixed uses, incorporating community facility(ies). Loss of a community facility
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? 	xx	No services/facilities
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? Will it support the vibrancy of town and village centres? 	✓✓ O	See comments made under objective 1
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 	O	
8. Bio-diverse and attractive natural environment		

<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? 	x	Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable development
<ul style="list-style-type: none"> Will it increase the quality and quantity of woodland cover? 	O	
<ul style="list-style-type: none"> Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives 	?	The site is large enough to incorporate an area of natural/semi natural greenspace (including woodland) which will increase wildlife interest, biodiversity and woodland cover. On-site provision is only required in certain circumstances
<ul style="list-style-type: none"> Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites? 	✓	There is a public right of way close to the site
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	O	
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	x	Moderate adverse – Some adverse effects but could be mitigated
9. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land? 	✓	Development will result in the clean up of contaminated land
<ul style="list-style-type: none"> Will it maintain and where possible improve air quality? 	x	Adverse impact on objective values stated in the 2007 Air Quality Strategy
<ul style="list-style-type: none"> Will it maintain and where possible improve surface water and groundwater quality? 	?	
<ul style="list-style-type: none"> Will it maintain and where possible improve soil quality and minimise the loss of soils to development 	x	Greenfield land – loss of soils
<ul style="list-style-type: none"> 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		
<ul style="list-style-type: none"> Will it increase access to key resources and services by means other than the car 	xx	See comments under objective 6
<ul style="list-style-type: none"> Will it ease congestion on the road/rail network? 	xx	Traffic generated would result in significant capacity/displacement issues
<ul style="list-style-type: none"> Will it increase provision of public transport where needed? 	x	Location does not offer good connectivity but there may be opportunities for improvement
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	✓	Ability to connect to the cycle network
<ul style="list-style-type: none"> Will it make the environment for non car travel more attractive? 	x	
<ul style="list-style-type: none"> Will it improve rail services and facilities? 	O	
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions? 	xx	The site is not within 400m of a bus stop on the key bus network (50+ dwellings)
<ul style="list-style-type: none"> Will it increase the amount of energy from renewable sources that is generated and consumed? 	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
<ul style="list-style-type: none"> Will it increase efficiency in water, energy and raw material use? 	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
<ul style="list-style-type: none"> Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?) 	x	Greenfield land but not Best and Good Agricultural Land
	x	Constraints mean that the site can not accommodate 40 dwellings/hectare

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

H3010: Land South of Queen Ethelurga's Estate, Harrogate		
<ul style="list-style-type: none"> • 21ha site currently in agricultural use • The site could deliver around 630 dwellings 		
SA Objective	Performance	Commentary
1. Quality housing available to everyone		
• Will it make housing available to people in need?	✓✓	Site size will be capable of delivering a significant amount of affordable housing (30+)
• Will it improve energy efficiency in housing?	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
• Will it increase the use of sustainable building practices?		
2. Conditions and services to engender good health		
<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 and is large enough to accommodate new amenity open space/play area
3. Safety and security for people and property		
• Will it reduce crime and disorder through design measures?	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
• Will it reduce fear of crime?		
4. Vibrant communities which participate in decision making		
• Will it reduce the potential for social isolation with particular regard to disadvantaged groups?	✓✓	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
• Will it improve and increase community facilities?	(✓)	Large site with potential for mixed uses, incorporating community facility(ies).
5. Culture, leisure and recreation activities available to all		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
• Will it preserve, promote and enhance culture in the District?	✗	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		
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?	✗✗	No services/facilities
• Will it provide appropriate housing for local needs?	✓✓	See comments made under objective 1
• Will it support the vibrancy of town and village centres?	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<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 	0	
8. Bio-diverse and attractive natural environment		
• Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?	✗✗	Very adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species
• Will it increase the quality and quantity of woodland cover?	0	

<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
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	0	
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	xx	High adverse effect – Only appropriate if other factors are strongly in favour
9. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land? 	0	
<ul style="list-style-type: none"> Will it maintain and where possible improve air quality? 	✓	No impact on objective values stated in the 2007 Air Quality Strategy
<ul style="list-style-type: none"> Will it maintain and where possible improve surface water and groundwater quality? 	?	
<ul style="list-style-type: none"> Will it maintain and where possible improve soil quality and minimise the loss of soils to development 	x	Greenfield land – loss of soils
<ul style="list-style-type: none"> Will it prevent unacceptable levels of noise and light pollution? 	0	
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it increase access to key resources and services by means other than the car 	xx	See comments under objective 6
<ul style="list-style-type: none"> Will it ease congestion on the road/rail network? 	xx	Traffic generated would result in significant capacity/displacement issues
<ul style="list-style-type: none"> Will it increase provision of public transport where needed? 	xx	Location does not offer good connectivity and there are no opportunities for improvement
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	✓✓	Well served by existing routes
<ul style="list-style-type: none"> Will it make the environment for non car travel more attractive? 	x	
<ul style="list-style-type: none"> Will it improve rail services and facilities? 	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions? 	xx	The site is not within 400m of a bus stop on the key bus network (50+ dwellings)
<ul style="list-style-type: none"> Will it increase the amount of energy from renewable sources that is generated and consumed? 	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
<ul style="list-style-type: none"> Will it increase efficiency in water, energy and raw material use? 	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
<ul style="list-style-type: none"> Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?) 	x	Greenfield land but not Best and Good Agricultural Land
	✓	The site can accommodate at least 40 dwellings per hectare
<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste 	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

<ul style="list-style-type: none"> • Will it enhance features and areas of historical/cultural value? • Will it promote sensitive re-use of historic/culturally important buildings where appropriate? • Will it conserve the character of historic settlements and conservation areas? • Will it preserve and where appropriate enhance features of archaeological importance? 	O	
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? 	O	
<ul style="list-style-type: none"> • Will it encourage the re-use of existing buildings? 	O	
<ul style="list-style-type: none"> • Will it ensure high design quality which supports local distinctiveness? 	O	
<ul style="list-style-type: none"> • Will it promote mixed use development? 	O	
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? 	O	
<ul style="list-style-type: none"> • Will it ensure employment opportunities are accessible by public transport? 	O	
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> • Will it support existing businesses? • Will it maximise local skills? • Will it encourage investment (including inward investment)? • Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓	Provision of affordable housing will help support existing businesses with the recruitment and retention of staff

H3011: Killinghall Moor Country Park, Harrogate		
<ul style="list-style-type: none"> • 15.31ha site currently in use as an open space • The site could deliver around 454 dwellings 		
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 will be capable of delivering a significant amount of affordable housing (30+)
<ul style="list-style-type: none"> • Will it improve energy efficiency in housing? • Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space/play area
	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? • Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
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 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? 	(✓)	Large site with potential for mixed uses, incorporating community facility(ies).
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): 3+ services/facilities
<ul style="list-style-type: none"> • Will it provide appropriate housing for local needs? 	✓✓	See comments made under objective 1
<ul style="list-style-type: none"> • Will it support the vibrancy of town and village centres? 	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> • Will it promote lifelong learning and widening participation in lifelong learning activities? • Will it improve levels of basic skills? • Will it provide opportunities for training and apprenticeships? 	0	
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? 	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? 	0	
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	0	
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	xx	High adverse effect – Only appropriate if other factors are strongly in favour
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
<ul style="list-style-type: none"> Will it maintain and where possible improve air quality? 	✓	No impact on objective values stated in the 2007 Air Quality Strategy
<ul style="list-style-type: none"> Will it maintain and where possible improve surface water and groundwater quality? 	?	
<ul style="list-style-type: none"> Will it maintain and where possible improve soil quality and minimise the loss of soils to development 	x	Greenfield land – loss of soils
<ul style="list-style-type: none"> Will it prevent unacceptable levels of noise and light pollution? 	0	
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it increase access to key resources and services by means other than the car 	✓✓	See comments under objective 6
<ul style="list-style-type: none"> Will it ease congestion on the road/rail network? 	xx	Traffic generated would result in significant capacity/displacement issues
<ul style="list-style-type: none"> Will it increase provision of public transport where needed? 	x	Location does not offer good connectivity but there may be opportunities for improvement
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	✓✓	Well served by existing routes
<ul style="list-style-type: none"> Will it make the environment for non car travel more attractive? 	x	Environment is not conducive to non car modes of travel but there may be opportunities for improvement.
<ul style="list-style-type: none"> Will it improve rail services and facilities? 	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions? 	xx	The site is not within 400m of a bus stop on the key bus network (50+ dwellings)
<ul style="list-style-type: none"> Will it increase the amount of energy from renewable sources that is generated and consumed? 	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
<ul style="list-style-type: none"> Will it increase efficiency in water, energy and raw material use? 	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
<ul style="list-style-type: none"> Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?) 	✓	The site can accommodate 40 dwellings/hectare

<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste 	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		
<ul style="list-style-type: none"> Will it enhance features and areas of historical/cultural value? Will it promote sensitive re-use of historic/culturally important buildings where appropriate? Will it conserve the character of historic settlements and conservation areas? Will it preserve and where appropriate enhance features of archaeological importance? 	O	
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? 	O	
<ul style="list-style-type: none"> Will it encourage the re-use of existing buildings? 	O	
<ul style="list-style-type: none"> Will it ensure high design quality which supports local distinctiveness? 	O	
<ul style="list-style-type: none"> Will it promote mixed use development? 	O	
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? 	O	
<ul style="list-style-type: none"> Will it ensure employment opportunities are accessible by public transport? 	O	
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> Will it support existing businesses? Will it maximise local skills? Will it encourage investment (including inward investment)? Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓	Provision of affordable housing will help support existing businesses with the recruitment and retention of staff

H3012: Oakdale Golf course, Harrogate		
<ul style="list-style-type: none"> • 56.27ha site currently in use as a golf course • The site could deliver around 1688 dwellings 		
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 will be capable of delivering a significant amount of affordable housing (30+)
<ul style="list-style-type: none"> • Will it improve energy efficiency in housing? • Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 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)
3. Safety and security for people and property		
<ul style="list-style-type: none"> • Will it reduce crime and disorder through design measures? • Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> • Will it reduce the potential for social isolation with particular regard to disadvantaged groups? • Will it improve and increase community facilities? 	✓✓	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
	(✓)	Large site with potential for mixed uses, incorporating community facility(ies).
	0	
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> • Will it increase availability and accessibility of culture/leisure/recreation activities/venues? • Will it preserve, promote and enhance culture in the District? 	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
	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? • Will it provide appropriate housing for local needs? • Will it support the vibrancy of town and village centres? 	xx	No services/facilities
	✓✓	See comments made under objective 1
	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> • Will it promote lifelong learning and widening participation in lifelong learning activities? • Will it improve levels of basic skills • Will it provide opportunities for training and apprenticeships 	0	
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? 	xx	Very adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species

• Will it increase the quality and quantity of woodland cover?	x	Development would adversely affect a significant area of woodland cover
• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	?	The site is large enough to incorporate an area of natural/semi natural greenspace (including woodland) which will increase wildlife interest, biodiversity and woodland cover. On-site provision is only required in certain circumstances
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	✓	There is a public right of way close to the site
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0	
• Will it contribute to local distinctiveness and countryside character?	xx	High adverse effect – Only appropriate if other factors are strongly in favour
	xx	Major conflict with the purposes of the Green Wedge designation
9. Minimal pollution levels		
• Will it clean up contaminated land?	0	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	x	Greenfield land – loss of soils
• Will it prevent unacceptable levels of noise and light pollution?	0	
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car	xx	See comments under objective 6
• Will it ease congestion on the road/rail network?	xx	Traffic generated would result in significant capacity/displacement issues
• Will it increase provision of public transport where needed?	✓	Adjacent only to the key bus network the extension of which is possible as part of the development
• Will it improve existing provision of cycleways and footpaths?	✓✓	Well served by existing routes
• Will it make the environment for non car travel more attractive?	x	Environment is not conducive to non car modes of travel but there may be opportunities for improvement.
• Will it improve rail services and facilities?	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	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?	✓	Development boundary can be amended to remove risk of flooding
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?)	x	Greenfield land but not Best and Good Agricultural Land
	✓	The site can accommodate 40 dwellings/hectare
• Will it increase prevention, re-use, recovery and recycling of waste	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

<ul style="list-style-type: none"> • Will it enhance features and areas of historical/cultural value? • Will it promote sensitive re-use of historic/culturally important buildings where appropriate? • Will it conserve the character of historic settlements and conservation areas? • Will it preserve and where appropriate enhance features of archaeological importance? 	xx	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? 	0	
<ul style="list-style-type: none"> • Will it encourage the re-use of existing buildings? 	0	
<ul style="list-style-type: none"> • Will it ensure high design quality which supports local distinctiveness? 	0	
<ul style="list-style-type: none"> • Will it promote mixed use development? 	0	
15. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> • Will it provide employment opportunities for local people? • Will it contribute to improving diversity of employment opportunities? 	0	
<ul style="list-style-type: none"> • Will it ensure employment opportunities are accessible by public transport? 	0	
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> • Will it support existing businesses? • Will it maximise local skills? • Will it encourage investment (including inward investment)? • Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓	Provision of affordable housing will help support existing businesses with the recruitment and retention of staff

H3021: Land North of Skipton Road, Harrogate		
<ul style="list-style-type: none"> • 12.34ha site in agricultural use • The site could deliver 432 dwellings 		
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 will be capable of delivering a significant amount of affordable housing (30+)
<ul style="list-style-type: none"> • Will it improve energy efficiency in housing? • Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space/play area
3. Safety and security for people and property		
<ul style="list-style-type: none"> • Will it reduce crime and disorder through design measures? • Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> • Will it reduce the potential for social isolation with particular regard to disadvantaged groups? • Will it improve and increase community facilities? 	✓✓ (✓)	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation Large site with potential for mixed uses, incorporating community facility(ies).
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> • Will it increase availability and accessibility of culture/leisure/recreation activities/venues? • Will it preserve, promote and enhance culture in the District? 	✓ 0	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
6. Local needs met locally		
<ul style="list-style-type: none"> • Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? • Will it provide appropriate housing for local needs? • Will it support the vibrancy of town and village centres? 	✓ ✓✓ 0	1-2 services/facilities See comments made under objective 1
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 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> • Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? • Will it increase the quality and quantity of woodland cover? 	✓ 0	Neutral or slight effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species

<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
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	0	
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	xx	High adverse effect – Only appropriate if other factors are strongly in favour
9. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land? 	0	
<ul style="list-style-type: none"> Will it maintain and where possible improve air quality? 	✓	No impact on objective values stated in the 2007 Air Quality Strategy
<ul style="list-style-type: none"> Will it maintain and where possible improve surface water and groundwater quality? 	?	
<ul style="list-style-type: none"> Will it maintain and where possible improve soil quality and minimise the loss of soils to development 	xx	Loss of Best and Good Agricultural Land (Grade 3)
<ul style="list-style-type: none"> 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		
<ul style="list-style-type: none"> Will it increase access to key resources and services by means other than the car 	✓	See comments under objective 6
<ul style="list-style-type: none"> Will it ease congestion on the road/rail network? 	xx	Traffic generated would result in significant capacity/displacement issues
<ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	✓	Ability to connect to the cycle network
<ul style="list-style-type: none"> Will it make the environment for non car travel more attractive? 	xx	
<ul style="list-style-type: none"> Will it improve rail services and facilities? 	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions? 	✓	Site lies within 400m of a bus stop on the key bus network.
<ul style="list-style-type: none"> Will it increase the amount of energy from renewable sources that is generated and consumed? 	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
<ul style="list-style-type: none"> Will it increase efficiency in water, energy and raw material use? 	0	
<ul style="list-style-type: none"> Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)? 	xx	Loss of Best and Good Agricultural Land
	✓	The site can accommodate 35 dwellings/hectare
<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste 	0	
13. Protect and enhance the historic environment		

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

HARROGATE SOUTH EAST

H14: Hornbeam Park, Harrogate		
<ul style="list-style-type: none"> • 4.26ha site currently in agricultural use • The site could deliver around 128 dwelling 		
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 will be capable of delivering a significant amount of affordable housing (30+)
<ul style="list-style-type: none"> • Will it improve energy efficiency in housing? • Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space
3. Safety and security for people and property		
<ul style="list-style-type: none"> • Will it reduce crime and disorder through design measures? • Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
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 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? 	(✓) ○	Large site with potential for mixed uses, incorporating community facility(ies).
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> • Will it increase availability and accessibility of culture/leisure/recreation activities/venues? • Will it preserve, promote and enhance culture in the District? 	✓ ○	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
6. Local needs met locally		
<ul style="list-style-type: none"> • Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? • Will it provide appropriate housing for local needs? • Will it support the vibrancy of town and village centres? 	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. See comments made under objective 1
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? 	○	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> • Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? 	x	Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable development

• Will it increase the quality and quantity of woodland cover?	O	
• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	?	The site is large enough to incorporate an area of natural/semi natural greenspace (including woodland) which will increase wildlife interest, biodiversity and woodland cover. On-site provision is only required in certain circumstances
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	✓	There is a public right of way close to the site
	✓	The natural interest of, and access to, nearby sites of natural interest will be promoted through this site's development
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	O	
• Will it contribute to local distinctiveness and countryside character?	xx	High adverse effect – Only appropriate if other factors are strongly in favour
9. Minimal pollution levels		
• Will it clean up contaminated land?	O	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	xx	Loss of Best and Good Agricultural Land (Grade 3)
• Will it prevent unacceptable levels of noise and light pollution?	O	
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	xx	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
• 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
• Will it improve existing provision of cycleways and footpaths?	✓✓	Well served by existing routes
• Will it make the environment for non car travel more attractive?	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?	O	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	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)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)?	x	Greenfield land but not grade 2 and 3a
	✓✓	The site can accommodate more than 35 dwellings per hectare

<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste 	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		
<ul style="list-style-type: none"> Will it enhance features and areas of historical/cultural value? Will it promote sensitive re-use of historic/culturally important buildings where appropriate? Will it conserve the character of historic settlements and conservation areas? Will it preserve and where appropriate enhance features of archaeological importance? 	xx	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? 	O	
<ul style="list-style-type: none"> Will it encourage the re-use of existing buildings? 	x	Demolition of buildings/structures would be required
<ul style="list-style-type: none"> Will it ensure high design quality which supports local distinctiveness? 	O	
<ul style="list-style-type: none"> Will it promote mixed use development? 	O	
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? 	O	
<ul style="list-style-type: none"> Will it ensure employment opportunities are accessible by public transport? 	O	
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> Will it support existing businesses? Will it maximise local skills? Will it encourage investment (including inward investment)? Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓	Provision of affordable housing will help support existing businesses with the recruitment and retention of staff

H31: Land south east of Showground, Harrogate		
<ul style="list-style-type: none"> • 11.46ha site currently in agricultural use • The site is proposed for employment use (but is assessed here for housing) • The site could deliver around 300 dwellings 		
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 will be capable of delivering a significant amount of affordable housing (30+)
<ul style="list-style-type: none"> • Will it improve energy efficiency in housing? • Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space/play area
3. Safety and security for people and property		
<ul style="list-style-type: none"> • Will it reduce crime and disorder through design measures? • Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
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 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? 	(✓) 0	Large site with potential for mixed uses, incorporating community facility(ies).
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> • Will it increase availability and accessibility of culture/leisure/recreation activities/venues? • Will it preserve, promote and enhance culture in the District? 	✓ 0	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
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: 3+ services/facilities
<ul style="list-style-type: none"> • Will it provide appropriate housing for local needs? 	✓✓	See comments made under objective 1
<ul style="list-style-type: none"> • Will it support the vibrancy of town and village centres? 	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> • Will it promote lifelong learning and widening participation in lifelong learning activities? • Will it improve levels of basic skills • Will it provide opportunities for training and apprenticeships 	0	
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? 	×	Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable development

• Will it increase the quality and quantity of woodland cover?	O	
• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	?	The site is large enough to incorporate an area of natural/semi natural greenspace (including woodland) which will increase wildlife interest, biodiversity and woodland cover. On-site provision is only required in certain circumstances
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	✓	There is a public right of way close to the site
	O	
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	O	
• Will it contribute to local distinctiveness and countryside character?	x	Moderate adverse effect – Some adverse effects but could be mitigated.
9. Minimal pollution levels		
• Will it clean up contaminated land?	O	
• Will it maintain and where possible improve air quality?	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	xx	Loss of Best and Good Agricultural Land (Grade 3)
• Will it prevent unacceptable levels of noise and light pollution?	x	A major road 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	✓✓	See comments under objective 6
• Will it ease congestion on the road/rail network?	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
• Will it improve existing provision of cycleways and footpaths?	✓✓	Well served by existing routes
• Will it make the environment for non car travel more attractive?	xx	
• Will it improve rail services and facilities?	O	
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.
• Will it increase the amount of energy from renewable sources that is generated and consumed?	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
• Will it reduce the risk of flooding?	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)?	xx	Loss of Best and Good Agricultural Land (Grade 3)
	✓	The site can accommodate 40 dwellings/hectare
• Will it increase prevention, re-use, recovery and recycling of waste	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.

13. Protect and enhance the historic environment		
<ul style="list-style-type: none"> • Will it enhance features and areas of historical/cultural value? • Will it promote sensitive re-use of historic/culturally important buildings where appropriate? • Will it conserve the character of historic settlements and conservation areas? • Will it preserve and where appropriate enhance features of archaeological importance? 	xx	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? 	0	
<ul style="list-style-type: none"> • Will it encourage the re-use of existing buildings? 	0	
<ul style="list-style-type: none"> • Will it ensure high design quality which supports local distinctiveness? 	0	
<ul style="list-style-type: none"> • Will it promote mixed use development? 	0	
15. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> • Will it provide employment opportunities for local people? • Will it contribute to improving diversity of employment opportunities? 	0	
<ul style="list-style-type: none"> • Will it ensure employment opportunities are accessible by public transport? 	0	
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> • Will it support existing businesses? • Will it maximise local skills? • Will it encourage investment (including inward investment)? • Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓	Provision of affordable housing will help support existing businesses with the recruitment and retention of staff

H31: Land south east of Showground, Harrogate		
<ul style="list-style-type: none"> • 11.46ha site currently in agricultural use • The site is proposed for employment use 		
SA Objective	Performance	Commentary
1. Quality housing available to everyone		
• Will it make housing available to people in need?	0	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
• Will it improve energy efficiency in housing?	✓	
• Will it increase the use of sustainable building practices?		
2. Conditions and services to engender good health		
<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? 	0	
3. Safety and security for people and property		
• Will it reduce crime and disorder through design measures?	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
• Will it reduce fear of crime?		
4. Vibrant communities which participate in decision making		
• Will it reduce the potential for social isolation with particular regard to disadvantaged groups?	0	Large site with potential for mixed uses, incorporating community facility(ies).
• Will it improve and increase community facilities?	(✓)	
5. Culture, leisure and recreation activities available to all		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	0	
• Will it preserve, promote and enhance culture in the District?	0	
6. Local needs met locally		
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?	✓✓	Employment site accessible by public transport
• Will it provide appropriate housing for local needs?	0	See comments made under objective 1
• Will it support the vibrancy of town and village centres?	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<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		
• Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?	x	Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable development
• Will it increase the quality and quantity of woodland cover?	x	Development would adversely affect a significant area of woodland cover

• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	O	
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	✓	There is a public right of way close to the site
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	O	
• Will it contribute to local distinctiveness and countryside character?	x	Moderate adverse effect – Some adverse effects but could be mitigated
9. Minimal pollution levels		
• Will it clean up contaminated land?	O	
• Will it maintain and where possible improve air quality?	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	xx	Loss of Best and Good Agricultural Land (Grade 3)
• Will it prevent unacceptable levels of noise and light pollution?	x	A major road 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	✓✓	See comments under objective 6
• Will it ease congestion on the road/rail network?	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
• Will it improve existing provision of cycleways and footpaths?	✓✓	Well served by existing routes
• Will it make the environment for non car travel more attractive?	xx	
• Will it improve rail services and facilities?	O	
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.
• Will it increase the amount of energy from renewable sources that is generated and consumed?	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
• Will it reduce the risk of flooding?	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)?	xx	Loss of Best and Good Quality Agricultural Land (Grade 3)
• Will it increase prevention, re-use, recovery and recycling of waste	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

<ul style="list-style-type: none"> • Will it enhance features and areas of historical/cultural value? • Will it promote sensitive re-use of historic/culturally important buildings where appropriate? • Will it conserve the character of historic settlements and conservation areas? • Will it preserve and where appropriate enhance features of archaeological importance? 	xx	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? 	0	
<ul style="list-style-type: none"> • Will it encourage the re-use of existing buildings? 	0	
<ul style="list-style-type: none"> • Will it ensure high design quality which supports local distinctiveness? 	0	
<ul style="list-style-type: none"> • Will it promote mixed use development? 	0	
15. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> • Will it provide employment opportunities for local people? • Will it contribute to improving diversity of employment opportunities? 	✓✓	Site for employment
<ul style="list-style-type: none"> • Will it ensure employment opportunities are accessible by public transport? 	✓✓	Employment site accessible by public transport
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> • Will it support existing businesses? • Will it maximise local skills? • Will it encourage investment (including inward investment)? • Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓✓	Provision of employment land will encourage investment and support local business expansion

H40: Convent of the Holy Child, Harrogate		
<ul style="list-style-type: none"> • 2.48ha site currently in residential and open space use • The site would deliver around 65 dwellings 		
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 will be capable of delivering a significant amount of affordable housing (30+)
<ul style="list-style-type: none"> • Will it improve energy efficiency in housing? • Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space
3. Safety and security for people and property		
<ul style="list-style-type: none"> • Will it reduce crime and disorder through design measures? • Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> • Will it reduce the potential for social isolation with particular regard to disadvantaged groups? • Will it improve and increase community facilities? 	✓✓ (✓)	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation Large site with potential for mixed uses, incorporating community facility(ies).
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> • Will it increase availability and accessibility of culture/leisure/recreation activities/venues? • Will it preserve, promote and enhance culture in the District? 	✓ 0	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
6. Local needs met locally		
<ul style="list-style-type: none"> • Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? • Will it provide appropriate housing for local needs? • Will it support the vibrancy of town and village centres? 	× ✓✓ 0	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. See comments made under objective 1
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 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> • Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? • Will it increase the quality and quantity of woodland cover? 	× ×	Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable development 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
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	○	
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	×	Moderate adverse – Some adverse effects but could be mitigated
9. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land? 	○	
<ul style="list-style-type: none"> Will it maintain and where possible improve air quality? 	×	Adverse effect on objective values stated in the 2007 Air Quality Strategy
<ul style="list-style-type: none"> Will it maintain and where possible improve surface water and groundwater quality? 	?	
<ul style="list-style-type: none"> Will it maintain and where possible improve soil quality and minimise the loss of soils to development 	✓	Brownfield land – limited loss of soils
<ul style="list-style-type: none"> Will it prevent unacceptable levels of noise and light pollution? 	○	
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it increase access to key resources and services by means other than the car 	×	See comments under objective 6
<ul style="list-style-type: none"> Will it ease congestion on the road/rail network? 	✓✓	Traffic generated as a result of development can be accommodated on to the highway network without causing significant capacity/traffic displacement issues
<ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	✓✓	Well served by existing routes
<ul style="list-style-type: none"> Will it make the environment for non car travel more attractive? 	××	
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions? 	××	The site is not within 400m of a bus stop on the key bus network (50+ dwellings)
<ul style="list-style-type: none"> Will it increase the amount of energy from renewable sources that is generated and consumed? 	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
<ul style="list-style-type: none"> Will it increase efficiency in water, energy and raw material use? 	×	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
	✓	The site can accommodate 35 dwellings per 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? 	x	Development will impact on the historic environment, but appropriate mitigation measures should enable some development to be acceptable
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> • Will it promote the development of communities with accessible services, employment, shops and leisure facilities? 	N/A	Accessibility has already been addressed under objectives 6 and 10. Scoring here would result in double counting
<ul style="list-style-type: none"> • Will it prevent inappropriate development in flood plains? 	N/A	Flood risk has already been assessed under objective 11 (see above). Scoring here would result in double counting
<ul style="list-style-type: none"> • Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport? 	N/A	Accessible services have already been addressed under objectives 6 and 11. Scoring here would result in double counting.
<ul style="list-style-type: none"> • Will it result in the regeneration of derelict or visually unattractive land? 	O	
<ul style="list-style-type: none"> • Will it encourage the re-use of existing buildings? 	x	Demolition of buildings/structures would be required
<ul style="list-style-type: none"> • Will it ensure high design quality which supports local distinctiveness? 	O	
<ul style="list-style-type: none"> • Will it promote mixed use development? 	O	
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? 	O	
<ul style="list-style-type: none"> • Will it ensure employment opportunities are accessible by public transport? 	O	
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> • Will it support existing businesses? • Will it maximise local skills? • Will it encourage investment (including inward investment)? • Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓	Provision of affordable housing will help support existing businesses with the recruitment and retention of staff

H60: Hornbeam Park, Harrogate		
<ul style="list-style-type: none"> • 2.07ha site currently in agricultural use • The site is proposed for employment use 		
SA Objective	Performance	Commentary
1. Quality housing available to everyone		
• Will it make housing available to people in need?	0	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
• Will it improve energy efficiency in housing?	✓	
• Will it increase the use of sustainable building practices?		
2. Conditions and services to engender good health		
<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? 	0	
3. Safety and security for people and property		
• Will it reduce crime and disorder through design measures?	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
• Will it reduce fear of crime?		
4. Vibrant communities which participate in decision making		
• Will it reduce the potential for social isolation with particular regard to disadvantaged groups?	0	Large site with potential for mixed uses, incorporating community facility(ies).
• Will it improve and increase community facilities?	(✓)	
5. Culture, leisure and recreation activities available to all		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	0	
• Will it preserve, promote and enhance culture in the District?	0	
6. Local needs met locally		
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?	x	Employment site not accessible by public transport
• Will it provide appropriate housing for local needs?	0	See comments made under objective 1
• Will it support the vibrancy of town and village centres?	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<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		
• Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?	x	Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable development
• Will it increase the quality and quantity of woodland cover?	x	Development would adversely affect a significant area of woodland cover

• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	O	
• 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
	O	
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	O	
• Will it contribute to local distinctiveness and countryside character?	xx	High adverse effect – Only appropriate if other factors are strongly in favour
9. Minimal pollution levels		
• Will it clean up contaminated land?	O	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	x	Greenfield land – loss of soils
• Will it prevent unacceptable levels of noise and light pollution?	O	
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	x	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
• 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
• Will it improve existing provision of cycleways and footpaths?	✓✓	Well served by existing routes
• Will it make the environment for non car travel more attractive?	xx	
• Will it improve rail services and facilities?	O	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	x	The site is not within 400m of a bus stop on the key bus network
• Will it increase the amount of energy from renewable sources that is generated and consumed?	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
• Will it reduce the risk of flooding?	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)?	x	Greenfield land but not grade 2 and 3a
• Will it increase prevention, re-use, recovery and recycling of waste	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

<ul style="list-style-type: none"> • Will it enhance features and areas of historical/cultural value? • Will it promote sensitive re-use of historic/culturally important buildings where appropriate? • Will it conserve the character of historic settlements and conservation areas? • Will it preserve and where appropriate enhance features of archaeological importance? 	xx	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? 	0	
<ul style="list-style-type: none"> • Will it encourage the re-use of existing buildings? 	0	
<ul style="list-style-type: none"> • Will it ensure high design quality which supports local distinctiveness? 	0	
<ul style="list-style-type: none"> • Will it promote mixed use development? 	0	
15. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> • Will it provide employment opportunities for local people? • Will it contribute to improving diversity of employment opportunities? 	✓✓	Site for employment
<ul style="list-style-type: none"> • Will it ensure employment opportunities are accessible by public transport? 	x	Employment site not accessible by public transport
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> • Will it support existing businesses? • Will it maximise local skills? • Will it encourage investment (including inward investment)? • Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓✓	Provision of employment land will encourage investment and support local business expansion

H60: Hornbeam Park, Harrogate		
<ul style="list-style-type: none"> • 2.07ha site currently in agricultural use • The site is proposed for employment use (but assessed here for housing) 		
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
<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 and is large enough to accommodate new amenity open space
3. Safety and security for people and property		
<ul style="list-style-type: none"> • Will it reduce crime and disorder through design measures? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
<ul style="list-style-type: none"> • Will it reduce fear of crime? 		
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> • Will it reduce the potential for social isolation with particular regard to disadvantaged groups? 	✓	Provision of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
<ul style="list-style-type: none"> • Will it improve and increase community facilities? 	(✓) 0	Large site with potential for mixed uses, incorporating community facility(ies).
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> • Will it increase availability and accessibility of culture/leisure/recreation activities/venues? 	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
<ul style="list-style-type: none"> • Will it preserve, promote and enhance culture in the District? 	0	
6. Local needs met locally		
<ul style="list-style-type: none"> • Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? 	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.
<ul style="list-style-type: none"> • Will it provide appropriate housing for local needs? 	✓	See comments made under objective 1
<ul style="list-style-type: none"> • Will it support the vibrancy of town and village centres? 	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> • Will it promote lifelong learning and widening participation in lifelong learning activities? • Will it improve levels of basic skills • Will it provide opportunities for training and apprenticeships 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> • Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? 	x	Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable development
<ul style="list-style-type: none"> • Will it increase the quality and quantity of woodland cover? 	0	

<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
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	○	
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	xx	High adverse effect – Only appropriate if other factors are strongly in favour
9. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land? 	○	
<ul style="list-style-type: none"> Will it maintain and where possible improve air quality? 	✓	No impact on objective values stated in the 2007 Air Quality Strategy
<ul style="list-style-type: none"> Will it maintain and where possible improve surface water and groundwater quality? 	?	
<ul style="list-style-type: none"> Will it maintain and where possible improve soil quality and minimise the loss of soils to development 	x	Greenfield land – loss of soils
<ul style="list-style-type: none"> Will it prevent unacceptable levels of noise and light pollution? 	○	
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it increase access to key resources and services by means other than the car 	xx	See comments under objective 6
<ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	✓✓	Well served by existing routes
<ul style="list-style-type: none"> Will it make the environment for non car travel more attractive? 	xx	
<ul style="list-style-type: none"> Will it improve rail services and facilities? 	○	
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions? 	xx	The site is not within 400m of a bus stop on the key bus network (50+ dwellings)
<ul style="list-style-type: none"> Will it increase the amount of energy from renewable sources that is generated and consumed? 	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
<ul style="list-style-type: none"> Will it increase efficiency in water, energy and raw material use? 	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
<ul style="list-style-type: none"> Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?) 	x	Greenfield land but not grade 2 and 3a
	✓	The site can accommodate 35 dwellings/hectare
<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste 	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

<ul style="list-style-type: none"> • Will it enhance features and areas of historical/cultural value? • Will it promote sensitive re-use of historic/culturally important buildings where appropriate? • Will it conserve the character of historic settlements and conservation areas? • Will it preserve and where appropriate enhance features of archaeological importance? 	xx	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? 	0	
<ul style="list-style-type: none"> • Will it encourage the re-use of existing buildings? 	0	
<ul style="list-style-type: none"> • Will it ensure high design quality which supports local distinctiveness? 	0	
<ul style="list-style-type: none"> • Will it promote mixed use development? 	0	
15. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> • Will it provide employment opportunities for local people? • Will it contribute to improving diversity of employment opportunities? 	0	
<ul style="list-style-type: none"> • Will it ensure employment opportunities are accessible by public transport? 	0	
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> • Will it support existing businesses? • Will it maximise local skills? • Will it encourage investment (including inward investment)? • Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓	Provision of affordable housing will help support existing businesses with the recruitment and retention of staff

H1004: Harrogate College, Hornbeam Park, Harrogate		
<ul style="list-style-type: none"> • 1.7ha site currently in educational use forming part of the Harrogate College complex at Hornbeam Park • The site is proposed for employment use 		
SA Objective	Performance	Commentary
1. Quality housing available to everyone		
• Will it make housing available to people in need?	0	
• Will it improve energy efficiency in housing?	0	
• Will it increase the use of sustainable building practices?		
2. Conditions and services to engender good health		
• Will it promote positive health and prevent ill health?	0	
• Will it encourage healthy lifestyles?		
• Will it address health inequalities?		
3. Safety and security for people and property		
• Will it reduce crime and disorder through design measures?	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
• Will it reduce fear of crime?		
4. Vibrant communities which participate in decision making		
• Will it reduce the potential for social isolation with particular regard to disadvantaged groups?	0	
• Will it improve and increase community facilities?	0	
5. Culture, leisure and recreation activities available to all		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	0	
• Will it preserve, promote and enhance culture in the District?	0	
6. Local needs met locally		
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?	×	Employment site not accessible by public transport (the site lies some 580m from the Hornbeam Park Railway station)
• Will it provide appropriate housing for local needs?	0	
• Will it support the vibrancy of town and village centres?	0	
7. Education and training opportunities which build on the skills and capacity of the population		
• Will it promote lifelong learning and widening participation in lifelong learning activities?	(✓)	Employment is proposed as part of the allocation and this may bring opportunities for apprenticeships and training
• Will it improve levels of basic skills		
• Will it provide opportunities for training and apprenticeships		
8. Bio-diverse and attractive natural environment		
• Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?	✓	Neutral or slight effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species
• Will it increase the quality and quantity of woodland cover?	0	

• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	O	
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	O	
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	O	
• Will it contribute to local distinctiveness and countryside character?	✓	Slight adverse effect – relatively few landscape constraints
9. Minimal pollution levels		
• Will it clean up contaminated land?	O	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	✓	Brownfield land – limited loss of soils
• Will it prevent unacceptable levels of noise and light pollution?	O	
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	x	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
• 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
• Will it improve existing provision of cycleways and footpaths?	✓✓	Well served by existing routes
• Will it make the environment for non car travel more attractive?	xx	
• Will it improve rail services and facilities?	O	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	x	The site is not within 400m of a bus stop on the key bus network
• Will it increase the amount of energy from renewable sources that is generated and consumed?	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
• Will it reduce the risk of flooding?	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)?	✓	Would utilise brownfield land as part of the development
• Will it increase prevention, re-use, recovery and recycling of waste	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

<ul style="list-style-type: none"> • Will it enhance features and areas of historical/cultural value? • Will it promote sensitive re-use of historic/culturally important buildings where appropriate? • Will it conserve the character of historic settlements and conservation areas? • Will it preserve and where appropriate enhance features of archaeological importance? 	✓	Development is unlikely to have a detrimental impact on the historic environment
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> • Will it promote the development of communities with accessible services, employment, shops and leisure facilities? 	N/A	Accessibility has already been addressed under objectives 6 and 10. Scoring here would result in double counting
<ul style="list-style-type: none"> • Will it prevent inappropriate development in flood plains? 	N/A	Flood risk has already been assessed under objective 11 (see above). Scoring here would result in double counting
<ul style="list-style-type: none"> • Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport? 	N/A	Accessible services have already been addressed under objectives 6 and 11. Scoring here would result in double counting.
<ul style="list-style-type: none"> • Will it result in the regeneration of derelict or visually unattractive land? 	✓	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? 	✗	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? 	0	
15. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> • Will it provide employment opportunities for local people? • Will it contribute to improving diversity of employment opportunities? 	✓✓	Site for employment
<ul style="list-style-type: none"> • Will it ensure employment opportunities are accessible by public transport? 	✗	Employment site not accessible by public transport (it is 580m from Hornbeam Park Railway Station)
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> • Will it support existing businesses? • Will it maximise local skills? • Will it encourage investment (including inward investment)? • Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓✓	Provision of employment land will encourage investment and support local business expansion

Preferred Option H1021: Harrogate Centre and Meadowbank Centre		
<ul style="list-style-type: none"> • 0.3ha site comprising buildings currently in community use • The allocation is for around 11 dwellings 		
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
<ul style="list-style-type: none"> • Will it improve energy efficiency in housing? • Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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
3. Safety and security for people and property		
<ul style="list-style-type: none"> • Will it reduce crime and disorder through design measures? • Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> • Will it reduce the potential for social isolation with particular regard to disadvantaged groups? • Will it improve and increase community facilities? 	✓ x	Provision of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation Loss of a community facility
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> • Will it increase availability and accessibility of culture/leisure/recreation activities/venues? • Will it preserve, promote and enhance culture in the District? 	✓ x	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements. 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? • Will it provide appropriate housing for local needs? • Will it support the vibrancy of town and village centres? 	✓✓ ✓ 0	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. See comments made under objective 1
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? 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> • Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? • Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives? 	✓ 0	Neutral or slight effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species

• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	○	
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	○	
• Will it contribute to local distinctiveness and countryside character?	○	
9. Minimal pollution levels		
• Will it clean up contaminated land?	○	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	✓	Brownfield land – limited loss of soils
• Will it prevent unacceptable levels of noise and light pollution?	✓✓	A major road lies close to the site (A59)
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car	✓✓	See comments under objective 6
• Will it ease congestion on the road/rail network?	✓✓	Traffic generated as a result of development can be accommodated on to the highway network without causing significant capacity/traffic 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
• Will it improve existing provision of cycleways and footpaths?	✓✓	Well served by existing routes
• Will it make the environment for non car travel more attractive?	✓✓	
• Will it improve rail services and facilities?	○	
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.
• Will it increase the amount of energy from renewable sources that is generated and consumed?	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
• Will it reduce the risk of flooding?	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	×	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)?	✓	Would utilise brownfield land as part of the development
	✓	The site can accommodate 35 dwellings per hectare
• 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
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? 	○	
<ul style="list-style-type: none"> • Will it encourage the re-use of existing buildings? 	×	Demolition of buildings/structures would be required
<ul style="list-style-type: none"> • Will it ensure high design quality which supports local distinctiveness? 	○	
<ul style="list-style-type: none"> • Will it promote mixed use development? 	○	
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? 	○	
<ul style="list-style-type: none"> • Will it ensure employment opportunities are accessible by public transport? 	○	
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> • Will it support existing businesses? • Will it maximise local skills? • Will it encourage investment (including inward investment)? • Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓	Provision of affordable housing will help support existing businesses with the recruitment and retention of staff

H3002: Land north of Crimple Farm		
<ul style="list-style-type: none"> • 3.89ha site currently in agricultural use • The site could deliver around 117 dwellings 		
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 will be capable of delivering a significant amount of affordable housing (30+)
<ul style="list-style-type: none"> • Will it improve energy efficiency in housing? • Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space
3. Safety and security for people and property		
<ul style="list-style-type: none"> • Will it reduce crime and disorder through design measures? • Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> • Will it reduce the potential for social isolation with particular regard to disadvantaged groups? • Will it improve and increase community facilities? 	✓✓	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
	(✓)	Large site with potential for mixed uses, incorporating community facility(ies).
	0	
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> • Will it increase availability and accessibility of culture/leisure/recreation activities/venues? • Will it preserve, promote and enhance culture in the District? 	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
	0	
6. Local needs met locally		
<ul style="list-style-type: none"> • Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? • Will it provide appropriate housing for local needs? • Will it support the vibrancy of town and village centres? 	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.
	✓✓	See comments made under objective 1
	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> • Will it promote lifelong learning and widening participation in lifelong learning activities? • Will it improve levels of basic skills • Will it provide opportunities for training and apprenticeships 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> • Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? • Will it increase the quality and quantity of woodland cover? 	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
	0	

<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
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	○	
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	xx	High adverse effect – Only appropriate if other factors are strongly in favour
9. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land? 	○	
<ul style="list-style-type: none"> Will it maintain and where possible improve air quality? 	x	Adverse effect on objective values stated in the 2007 Air Quality Strategy
<ul style="list-style-type: none"> Will it maintain and where possible improve surface water and groundwater quality? 	?	
<ul style="list-style-type: none"> Will it maintain and where possible improve soil quality and minimise the loss of soils to development 	xx	Loss of Best and Good Quality Agricultural Land (Grade 3)
<ul style="list-style-type: none"> Will it prevent unacceptable levels of noise and light pollution? 	○	
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it increase access to key resources and services by means other than the car 	xx	See comments under objective 6
<ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	✓✓	Well served by existing routes
<ul style="list-style-type: none"> Will it make the environment for non car travel more attractive? 	xx	
<ul style="list-style-type: none"> Will it improve rail services and facilities? 	○	
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions? 	xx	The site is not within 400m of a bus stop on the key bus network (50+ dwellings)
<ul style="list-style-type: none"> Will it increase the amount of energy from renewable sources that is generated and consumed? 	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
<ul style="list-style-type: none"> Will it increase efficiency in water, energy and raw material use? 	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
<ul style="list-style-type: none"> Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?) 	xx	Loss of Best and Good Quality Agricultural Land (Grade 3)
	✓✓	The site can accommodate more than 35 dwellings per hectare
<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste 	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

<ul style="list-style-type: none"> • Will it enhance features and areas of historical/cultural value? • Will it promote sensitive re-use of historic/culturally important buildings where appropriate? • Will it conserve the character of historic settlements and conservation areas? • Will it preserve and where appropriate enhance features of archaeological importance? 	xx	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? 	0	
<ul style="list-style-type: none"> • Will it encourage the re-use of existing buildings? 	0	
<ul style="list-style-type: none"> • Will it ensure high design quality which supports local distinctiveness? 	0	
<ul style="list-style-type: none"> • Will it promote mixed use development? 	0	
15. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> • Will it provide employment opportunities for local people? • Will it contribute to improving diversity of employment opportunities? 	0	
<ul style="list-style-type: none"> • Will it ensure employment opportunities are accessible by public transport? 	0	
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> • Will it support existing businesses? • Will it maximise local skills? • Will it encourage investment (including inward investment)? • Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓	Provision of affordable housing will help support existing businesses with the recruitment and retention of staff

H3015: Land adjacent to Hookstone Beck , Harrogate		
<ul style="list-style-type: none"> • 8.51ha site currently in agricultural use • The site could deliver around 223 dwellings 		
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 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? • Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space/play area
3. Safety and security for people and property		
<ul style="list-style-type: none"> • Will it reduce crime and disorder through design measures? • Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> • Will it reduce the potential for social isolation with particular regard to disadvantaged groups? • Will it improve and increase community facilities? 	✓✓	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
	(✓)	Large site with potential for mixed uses, incorporating community facility(ies).
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> • Will it increase availability and accessibility of culture/leisure/recreation activities/venues? • Will it preserve, promote and enhance culture in the District? 	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
	0	
6. Local needs met locally		
<ul style="list-style-type: none"> • Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? 	✓✓	(For larger scale Urban Extensions in Harrogate & Knaresborough - 200+ dwellings) Number of services/facilities within 1200m radius (Shopping centre, Secondary School, Primary school, Supermarket, major employer, GP surgery: 3+ services/facilities
<ul style="list-style-type: none"> • Will it provide appropriate housing for local needs? • Will it support the vibrancy of town and village centres? 	✓✓	See comments made under objective 1
	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> • Will it promote lifelong learning and widening participation in lifelong learning activities? • Will it improve levels of basic skills • Will it provide opportunities for training and apprenticeships 	0	
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? 	xx	Very adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species

• Will it increase the quality and quantity of woodland cover?	O	
• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	?	The site is large enough to incorporate an area of natural/semi natural greenspace (including woodland) which will increase wildlife interest, biodiversity and woodland cover. On-site provision is only required in certain circumstances
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	✓	There is a public right of way close to the site
	O	
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	O	
• Will it contribute to local distinctiveness and countryside character?	xx	High adverse effect – Only appropriate if other factors are strongly in favour
	xx	Major conflict with the purposes of Green Wedge designation
9. Minimal pollution levels		
• Will it clean up contaminated land?	O	
• Will it maintain and where possible improve air quality?	x	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	xx	Loss of Best and Good Agricultural Land (Grade 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	✓✓	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 the highway network without causing significant capacity/traffic 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
• Will it improve existing provision of cycleways and footpaths?	✓✓	Well served by existing routes
• Will it make the environment for non car travel more attractive?	xx	
• Will it improve rail services and facilities?	O	
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.
• Will it increase the amount of energy from renewable sources that is generated and consumed?	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
• Will it reduce the risk of flooding?	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?)	xx	Loss of Best and Good Agricultural Land(Grade 3)
	x	Greenfield land but not Best and Good Agricultural Land
	✓	The site can accommodate 35 dwellings/hectare

<ul style="list-style-type: none"> • Will it increase prevention, re-use, recovery and recycling of waste 	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		
<ul style="list-style-type: none"> • Will it enhance features and areas of historical/cultural value? • Will it promote sensitive re-use of historic/culturally important buildings where appropriate? • Will it conserve the character of historic settlements and conservation areas? • Will it preserve and where appropriate enhance features of archaeological importance? 	xx	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? 	0	
<ul style="list-style-type: none"> • Will it encourage the re-use of existing buildings? 	0	
<ul style="list-style-type: none"> • Will it ensure high design quality which supports local distinctiveness? 	0	
<ul style="list-style-type: none"> • Will it promote mixed use development? 	0	
15. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> • Will it provide employment opportunities for local people? • Will it contribute to improving diversity of employment opportunities? 	0	
<ul style="list-style-type: none"> • Will it ensure employment opportunities are accessible by public transport? 	0	
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> • Will it support existing businesses? • Will it maximise local skills? • Will it encourage investment (including inward investment)? • Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓	Provision of affordable housing will help support existing businesses with the recruitment and retention of staff

H3016: College Playing Fields, Hornbeam Park, Harrogate		
<ul style="list-style-type: none"> • 5.52ha site currently in use as open space (College playing fields) • The site could deliver around 145 dwellings 		
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 will be capable of delivering a significant amount of affordable housing (30+)
<ul style="list-style-type: none"> • Will it improve energy efficiency in housing? • Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space/play area
	✗	Development would effect existing or proposed sporting or recreational facility (including allotments)
3. Safety and security for people and property		
<ul style="list-style-type: none"> • Will it reduce crime and disorder through design measures? • Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> • Will it reduce the potential for social isolation with particular regard to disadvantaged groups? • Will it improve and increase community facilities? 	✓✓	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
	(✓)	Large site with potential for mixed uses, incorporating community facility(ies).
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> • Will it increase availability and accessibility of culture/leisure/recreation activities/venues? • Will it preserve, promote and enhance culture in the District? 	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
	✗	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? • Will it provide appropriate housing for local needs? • Will it support the vibrancy of town and village centres? 	✓✓	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.
	✓✓	See comments made under objective 1
	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> • Will it promote lifelong learning and widening participation in lifelong learning activities? • Will it improve levels of basic skills • Will it provide opportunities for training and apprenticeships 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> • Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? • Will it increase the quality and quantity of woodland cover? 	✗	Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable development
	0	

<ul style="list-style-type: none"> Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives 	?	The site is large enough to incorporate an area of natural/semi natural greenspace (including woodland) which will increase wildlife interest, biodiversity and woodland cover. On-site provision is only required in certain circumstances
<ul style="list-style-type: none"> Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites? 	O	
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	O	
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	xx	High adverse effect – Only appropriate if other factors are strongly in favour
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
<ul style="list-style-type: none"> Will it maintain and where possible improve air quality? 	✓	No impact on objective values stated in the 2007 Air Quality strategy
<ul style="list-style-type: none"> Will it maintain and where possible improve surface water and groundwater quality? 	?	
<ul style="list-style-type: none"> Will it maintain and where possible improve soil quality and minimise the loss of soils to development 	x	Greenfield land – loss of soils
<ul style="list-style-type: none"> 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		
<ul style="list-style-type: none"> Will it increase access to key resources and services by means other than the car 	✓✓	See comments under objective 6
<ul style="list-style-type: none"> Will it ease congestion on the road/rail network? 	✓✓	Traffic generated as a result of development can be accommodated on to the highway network without causing significant capacity/traffic displacement issues
<ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	✓✓	Well served by existing routes
<ul style="list-style-type: none"> Will it make the environment for non car travel more attractive? 	xx	
<ul style="list-style-type: none"> Will it improve rail services and facilities? 	O	
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions? 	✓	Site lies within 400m of a bus stop on the key bus network.
<ul style="list-style-type: none"> Will it increase the amount of energy from renewable sources that is generated and consumed? 	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
<ul style="list-style-type: none"> Will it increase efficiency in water, energy and raw material use? 	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
<ul style="list-style-type: none"> Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?) 	x	Greenfield land but not Best and Good Agricultural Land
	✓	The site can accommodate 35 dwellings/hectare
<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste 	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

<ul style="list-style-type: none"> • Will it enhance features and areas of historical/cultural value? • Will it promote sensitive re-use of historic/culturally important buildings where appropriate? • Will it conserve the character of historic settlements and conservation areas? • Will it preserve and where appropriate enhance features of archaeological importance? 	xx	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? 	0	
<ul style="list-style-type: none"> • Will it encourage the re-use of existing buildings? 	0	
<ul style="list-style-type: none"> • Will it ensure high design quality which supports local distinctiveness? 	0	
<ul style="list-style-type: none"> • Will it promote mixed use development? 	0	
15. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> • Will it provide employment opportunities for local people? • Will it contribute to improving diversity of employment opportunities? 	0	
<ul style="list-style-type: none"> • Will it ensure employment opportunities are accessible by public transport? 	0	
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> • Will it support existing businesses? • Will it maximise local skills? • Will it encourage investment (including inward investment)? • Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓	Provision of affordable housing will help support existing businesses with the recruitment and retention of staff

H3019: Harrogate Town Football Club, Harrogate		
<ul style="list-style-type: none"> • 1.19ha site currently in agricultural use • The site could deliver around 42 dwellings 		
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
<ul style="list-style-type: none"> • Will it improve energy efficiency in housing? • Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space/play area
3. Safety and security for people and property		
<ul style="list-style-type: none"> • Will it reduce crime and disorder through design measures? • Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> • Will it reduce the potential for social isolation with particular regard to disadvantaged groups? • Will it improve and increase community facilities? 	✓ (✓)	Provision of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation <i>(For sites 1ha+)</i> Large site with potential for mixed uses, incorporating community facility(ies).
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> • Will it increase availability and accessibility of culture/leisure/recreation activities/venues? • Will it preserve, promote and enhance culture in the District? 	✓ x	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements. 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? • Will it provide appropriate housing for local needs? • Will it support the vibrancy of town and village centres? 	✓✓ ✓ 0	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. See comments made under objective 1
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 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> • Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? • Will it increase the quality and quantity of woodland cover? 	✓ 0	Neutral or slight effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species

• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	0	
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	✓	There is a public right of way close to the site
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0	
• Will it contribute to local distinctiveness and countryside character?	0	
9. Minimal pollution levels		
• Will it clean up contaminated land?	0	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	x	Greenfield land – loss of soils
• 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	✓✓	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
• 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
• Will it improve existing provision of cycleways and footpaths?	✓	Ability to connect to the cycle network
• Will it make the environment for non car travel more attractive?	x	Environment is not conducive to non car modes of travel but there may be opportunities for improvement.
• Will it improve rail services and facilities?	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	✓	Site lies within 400m of a bus stop on the key bus network.
• Will it increase the amount of energy from renewable sources that is generated and consumed?	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
• Will it reduce the risk of flooding?	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)?	x	Greenfield land but not Best and Good Agricultural Land
	✓	The site can accommodate 35 dwellings/hectare
• Will it increase prevention, re-use, recovery and recycling of waste	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

<ul style="list-style-type: none"> • Will it enhance features and areas of historical/cultural value? • Will it promote sensitive re-use of historic/culturally important buildings where appropriate? • Will it conserve the character of historic settlements and conservation areas? • Will it preserve and where appropriate enhance features of archaeological importance? 	0	
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? 	✗	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? 	0	
15. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> • Will it provide employment opportunities for local people? • Will it contribute to improving diversity of employment opportunities? 	0	
<ul style="list-style-type: none"> • Will it ensure employment opportunities are accessible by public transport? 	0	
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> • Will it support existing businesses? • Will it maximise local skills? • Will it encourage investment (including inward investment)? • Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓	Provision of affordable housing will help support existing businesses with the recruitment and retention of staff

HARROGATE SOUTH WEST

H27a: Land to South of Cardale Park		
<ul style="list-style-type: none"> • 5.42ha site currently in agricultural use • Assessed for employment use 		
SA Objective	Performance	Commentary
1. Quality housing available to everyone		
• Will it make housing available to people in need?	0	
• Will it improve energy efficiency in housing?	0	
• Will it increase the use of sustainable building practices?		
2. Conditions and services to engender good health		
• Will it promote positive health and prevent ill health?	0	
• Will it encourage healthy lifestyles?		
• Will it address health inequalities		
3. Safety and security for people and property		
• Will it reduce crime and disorder through design measures?	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
• Will it reduce fear of crime?		
4. Vibrant communities which participate in decision making		
• Will it reduce the potential for social isolation with particular regard to disadvantaged groups?	0	
• Will it improve and increase community facilities?	0	
5. Culture, leisure and recreation activities available to all		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	0	
• Will it preserve, promote and enhance culture in the District?	0	
6. Local needs met locally		
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?	x	Employment site not accessible by public transport
• Will it provide appropriate housing for local needs?	0	
• Will it support the vibrancy of town and village centres?	0	
7. Education and training opportunities which build on the skills and capacity of the population		
• Will it promote lifelong learning and widening participation in lifelong learning activities?	(✓)	Employment is proposed on the site and this may bring opportunities for apprenticeships and training
• Will it improve levels of basic skills		
• Will it provide opportunities for training and apprenticeships		
8. Bio-diverse and attractive natural environment		
• Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?	x	Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable development

• Will it increase the quality and quantity of woodland cover?	0	
• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	0	
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	0	
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0	
• Will it contribute to local distinctiveness and countryside character?	x	Moderate adverse – Some adverse effects but could be mitigated
9. Minimal pollution levels		
• Will it clean up contaminated land?	0	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	xx	Loss of Best and Good Agricultural Land (Grade 3)
• Will it prevent unacceptable levels of noise and light pollution?	0	
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car	x	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
• Will it increase provision of public transport where needed?	✓	Adjacent only to the key bus network the extension of which is possible as part of the development
• Will it improve existing provision of cycleways and footpaths?	xx	Poor connectivity to the cycle network, with no prospect of improvement
• Will it make the environment for non car travel more attractive?	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?	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	x	The site is not within 400m of a bus stop on the key bus network
• Will it increase the amount of energy from renewable sources that is generated and consumed?	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
• Will it reduce the risk of flooding?	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)?	xx	Loss of Best and Good Agricultural Land (Grade 3)
• Will it increase prevention, re-use, recovery and recycling of waste	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

<ul style="list-style-type: none"> • Will it enhance features and areas of historical/cultural value? • Will it promote sensitive re-use of historic/culturally important buildings where appropriate? • Will it conserve the character of historic settlements and conservation areas? • Will it preserve and where appropriate enhance features of archaeological importance? 	x	Development will impact on the historic environment, but appropriate mitigation measures should enable some development to be acceptable
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> • Will it promote the development of communities with accessible services, employment, shops and leisure facilities? 	N/A	Accessibility has already been addressed under objectives 6 and 10. Scoring here would result in double counting
<ul style="list-style-type: none"> • Will it prevent inappropriate development in flood plains? 	N/A	Flood risk has already been assessed under objective 11 (see above). Scoring here would result in double counting
<ul style="list-style-type: none"> • Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport? 	N/A	Accessible services have already been addressed under objectives 6 and 11. Scoring here would result in double counting.
<ul style="list-style-type: none"> • Will it result in the regeneration of derelict or visually unattractive land? 	O	
<ul style="list-style-type: none"> • Will it encourage the re-use of existing buildings? 	O	
<ul style="list-style-type: none"> • Will it ensure high design quality which supports local distinctiveness? 	O	
<ul style="list-style-type: none"> • Will it promote mixed use development? 	O	
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
<ul style="list-style-type: none"> • Will it ensure employment opportunities are accessible by public transport? 	x	Employment site not accessible by public transport
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> • Will it support existing businesses? • Will it maximise local skills? • Will it encourage investment (including inward investment)? • Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓✓	Provision of employment land will encourage investment and support for local business expansion

H27(1): Land at Jackland House Farm		
<ul style="list-style-type: none"> • 4.34ha site currently in agricultural use • The site is proposed for employment use 		
SA Objective	Performance	Commentary
1. Quality housing available to everyone		
• Will it make housing available to people in need?	0	
• Will it improve energy efficiency in housing?	0	
• 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? 	0	
3. Safety and security for people and property		
• Will it reduce crime and disorder through design measures?	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
• Will it reduce fear of crime?		
4. Vibrant communities which participate in decision making		
• Will it reduce the potential for social isolation with particular regard to disadvantaged groups?	0	
• Will it improve and increase community facilities?	(✓)	Large site with potential for mixed uses, incorporating community facility(ies).
5. Culture, leisure and recreation activities available to all		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	0	
• Will it preserve, promote and enhance culture in the District?	0	
6. Local needs met locally		
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?	×	Employment site not accessible by public transport
• Will it provide appropriate housing for local needs?	0	See comments made under objective 1
• Will it support the vibrancy of town and village centres?	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<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		
• Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?	×	Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable development
• Will it increase the quality and quantity of woodland cover?	0	

• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	0	
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	✓	There is a public right of way close to the site
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0	
• Will it contribute to local distinctiveness and countryside character?	0	
	✓	Minor or no conflict with the purposes of Green Wedge designation
9. Minimal pollution levels		
• Will it clean up contaminated land?	0	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	xx	Loss of Best and Good Agricultural Land (Grade 3)
• Will it prevent unacceptable levels of noise and light pollution?	0	
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car	x	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
• Will it increase provision of public transport where needed?	✓	Adjacent only to the key bus network the extension of which is possible as part of the development
• Will it improve existing provision of cycleways and footpaths?	xx	Poor connectivity to the cycle network, with no prospect of improvement
• Will it make the environment for non car travel more attractive?	xx	
• Will it improve rail services and facilities?	✓	The site offers the opportunity to enhance existing rail facilities (eg through improvements to pedestrian access/parking or park and ride)
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	x	The site is not within 400m of a bus stop on the key bus network
• Will it increase the amount of energy from renewable sources that is generated and consumed?	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
• Will it reduce the risk of flooding?	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)?	xx	Loss of Best and Good Agricultural Land (Grade 3)
• Will it increase prevention, re-use, recovery and recycling of waste	x	New development will result in an increase in waste during the construction phase 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? 	0	
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> • Will it promote the development of communities with accessible services, employment, shops and leisure facilities? 	N/A	Accessibility has already been addressed under objectives 6 and 10. Scoring here would result in double counting
<ul style="list-style-type: none"> • Will it prevent inappropriate development in flood plains? 	N/A	Flood risk has already been assessed under objective 11 (see above). Scoring here would result in double counting
<ul style="list-style-type: none"> • Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport? 	N/A	Accessible services have already been addressed under objectives 6 and 11. Scoring here would result in double counting.
<ul style="list-style-type: none"> • Will it result in the regeneration of derelict or visually unattractive land? 	0	
<ul style="list-style-type: none"> • Will it encourage the re-use of existing buildings? 	0	
<ul style="list-style-type: none"> • Will it ensure high design quality which supports local distinctiveness? 	0	
<ul style="list-style-type: none"> • Will it promote mixed use development? 	0	
15. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> • Will it provide employment opportunities for local people? • Will it contribute to improving diversity of employment opportunities? 	✓✓	Site for employment
<ul style="list-style-type: none"> • Will it ensure employment opportunities are accessible by public transport? 	x	Employment site not accessible by public transport
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> • Will it support existing businesses? • Will it maximise local skills? • Will it encourage investment (including inward investment)? • Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓✓	Provision of employment land will encourage investment and support local business expansion

H27: Land at Jackland House Farm		
<ul style="list-style-type: none"> • 19.16ha site currently in agricultural use • The site could deliver around 575 dwellings 		
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 will be capable of delivering a significant amount of affordable housing
<ul style="list-style-type: none"> • Will it improve energy efficiency in housing? • Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space/play area
3. Safety and security for people and property		
<ul style="list-style-type: none"> • Will it reduce crime and disorder through design measures? • Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> • Will it reduce the potential for social isolation with particular regard to disadvantaged groups? • Will it improve and increase community facilities? 	✓✓	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
	(✓)	Large site with potential for mixed uses, incorporating community facility(ies).
	0	
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> • Will it increase availability and accessibility of culture/leisure/recreation activities/venues? • Will it preserve, promote and enhance culture in the District? 	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
	0	
6. Local needs met locally		
<ul style="list-style-type: none"> • Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? • Will it provide appropriate housing for local needs? • Will it support the vibrancy of town and village centres? 	✓	1-2 services/facilities
	✓✓	See comments made under objective 1
	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> • Will it promote lifelong learning and widening participation in lifelong learning activities? • Will it improve levels of basic skills? • Will it provide opportunities for training and apprenticeships? 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> • Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? • Will it increase the quality and quantity of woodland cover? 	xx	Very adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species
	x	Development would adversely affect a significant area of woodland cover

• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	?	The site is large enough to incorporate an area of natural/semi natural greenspace (including woodland) which will increase wildlife interest, biodiversity and woodland cover. On-site provision is only required in certain circumstances
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	✓	There is a public right of way close to the site
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0	
• Will it contribute to local distinctiveness and countryside character?	xx	High adverse effect – Only appropriate if other factors are strongly in favour
9. Minimal pollution levels		
• Will it clean up contaminated land?	0	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	xx	Loss of Best and Good Agricultural Land (Grade 3)
• Will it prevent unacceptable levels of noise and light pollution?	0	
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car	✓	See comments under objective 6
• Will it ease congestion on the road/rail network?	xx	Traffic generated would result in significant capacity/displacement issues
• Will it increase provision of public transport where needed?	✓	Adjacent only to the key bus network the extension of which is possible as part of the development
• Will it improve existing provision of cycleways and footpaths?	xx	Poor connectivity to the cycle network, with no prospect of improvement
• Will it make the environment for non car travel more attractive?	xx	
• Will it improve rail services and facilities?	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	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)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)?	xx	Loss of Best and Good Agricultural Land (Grade 3)
	✓	The site can accommodate at least 40 dwellings/hectare
• Will it increase prevention, re-use, recovery and recycling of waste	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

<ul style="list-style-type: none"> • Will it enhance features and areas of historical/cultural value? • Will it promote sensitive re-use of historic/culturally important buildings where appropriate? • Will it conserve the character of historic settlements and conservation areas? • Will it preserve and where appropriate enhance features of archaeological importance? 	xx	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? 	0	
<ul style="list-style-type: none"> • Will it encourage the re-use of existing buildings? 	0	
<ul style="list-style-type: none"> • Will it ensure high design quality which supports local distinctiveness? 	0	
<ul style="list-style-type: none"> • Will it promote mixed use development? 	0	
15. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> • Will it provide employment opportunities for local people? • Will it contribute to improving diversity of employment opportunities? 	0	
<ul style="list-style-type: none"> • Will it ensure employment opportunities are accessible by public transport? 	0	
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> • Will it support existing businesses? • Will it maximise local skills? • Will it encourage investment (including inward investment)? • Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓	Provision of affordable housing will help support existing businesses with the recruitment and retention of staff

H27: Land at Jackland House Farm		
<ul style="list-style-type: none"> • 19.16ha site currently in agricultural use • Promoted for Housing but assessed here for employment use 		
SA Objective	Performance	Commentary
1. Quality housing available to everyone		
• Will it make housing available to people in need?	0	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
• Will it improve energy efficiency in housing?	✓	
• Will it increase the use of sustainable building practices?		
2. Conditions and services to engender good health		
<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? 	0	
3. Safety and security for people and property		
• Will it reduce crime and disorder through design measures?	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
• Will it reduce fear of crime?		
4. Vibrant communities which participate in decision making		
• Will it reduce the potential for social isolation with particular regard to disadvantaged groups?	0	
• Will it improve and increase community facilities?	0	
5. Culture, leisure and recreation activities available to all		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	0	
• Will it preserve, promote and enhance culture in the District?	0	
6. Local needs met locally		
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?	x	Employment site not accessible by public transport
• Will it provide appropriate housing for local needs?	0	
• Will it support the vibrancy of town and village centres?	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> • Will it promote lifelong learning and widening participation in lifelong learning activities? • Will it improve levels of basic skills • Will it provide opportunities for training and apprenticeships 	(✓)	Employment is proposed on the site and this may bring opportunities for apprenticeships and training
8. Bio-diverse and attractive natural environment		
• Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?	xx	Very adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species
• Will it increase the quality and quantity of woodland cover?	x	Development would adversely affect a significant area of woodland cover

• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	0	
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	✓	There is a public right of way close to the site
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0	
• Will it contribute to local distinctiveness and countryside character?	xx	High adverse effect – Only appropriate if other factors are strongly in favour
9. Minimal pollution levels		
• Will it clean up contaminated land?	0	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	xx	Loss of Best and Good Agricultural Land (Grade 3)
• Will it prevent unacceptable levels of noise and light pollution?	0	
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car	x	See comments under objective 6
• Will it ease congestion on the road/rail network?	xx	Traffic generated would result in significant capacity/displacement issues
• Will it increase provision of public transport where needed?	✓	Adjacent only to the key bus network the extension of which is possible as part of the development
• Will it improve existing provision of cycleways and footpaths?	xx	Poor connectivity to the cycle network, with no prospect of improvement
• Will it make the environment for non car travel more attractive?	xx	
• Will it improve rail services and facilities?	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	x	The site is not within 400m of a bus stop on the key bus network
• Will it increase the amount of energy from renewable sources that is generated and consumed?	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
• Will it reduce the risk of flooding?	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)?	xx	Loss of Best and Good Agricultural Land (Grade 3)
• Will it increase prevention, re-use, recovery and recycling of waste	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

<ul style="list-style-type: none"> • Will it enhance features and areas of historical/cultural value? • Will it promote sensitive re-use of historic/culturally important buildings where appropriate? • Will it conserve the character of historic settlements and conservation areas? • Will it preserve and where appropriate enhance features of archaeological importance? 	xx	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? 	0	
<ul style="list-style-type: none"> • Will it encourage the re-use of existing buildings? 	0	
<ul style="list-style-type: none"> • Will it ensure high design quality which supports local distinctiveness? 	0	
<ul style="list-style-type: none"> • Will it promote mixed use development? 	0	
15. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> • Will it provide employment opportunities for local people? • Will it contribute to improving diversity of employment opportunities? 	✓✓	Site for employment
<ul style="list-style-type: none"> • Will it ensure employment opportunities are accessible by public transport? 	x	Employment site not accessible by public transport
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> • Will it support existing businesses? • Will it maximise local skills? • Will it encourage investment (including inward investment)? • Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓✓	Provision of employment land will encourage investment and support for local business expansion

H32(2): Land at Cardale Park West		
<ul style="list-style-type: none"> • 25.66ha site currently in agricultural use • The site could deliver around 770 dwellings 		
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 will be capable of delivering a significant amount of affordable housing (30+)
<ul style="list-style-type: none"> • Will it improve energy efficiency in housing? • Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space/play area
3. Safety and security for people and property		
<ul style="list-style-type: none"> • Will it reduce crime and disorder through design measures? • Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> • Will it reduce the potential for social isolation with particular regard to disadvantaged groups? • Will it improve and increase community facilities? 	✓✓ (✓)	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation Large site with potential for mixed uses, incorporating community facility(ies).
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> • Will it increase availability and accessibility of culture/leisure/recreation activities/venues? • Will it preserve, promote and enhance culture in the District? 	✓ x	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements. 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? • Will it provide appropriate housing for local needs? • Will it support the vibrancy of town and village centres? 	✓ ✓✓ 0	1-2 services/facilities See comments made under objective 1
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 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> • Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? • Will it increase the quality and quantity of woodland cover? 	x 0	Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable development

• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	?	The site is large enough to incorporate an area of natural/semi natural greenspace (including woodland) which will increase wildlife interest, biodiversity and woodland cover. On-site provision is only required in certain circumstances
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	✓	There is a public right of way close to the site
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0	
• Will it contribute to local distinctiveness and countryside character?	x	Moderate adverse effect – Some adverse effects but could be mitigated
9. Minimal pollution levels		
• Will it clean up contaminated land?	0	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	xx	Loss of Best and Good Agricultural Land (Grade 3)
• Will it prevent unacceptable levels of noise and light pollution?	0	
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car	xx	See comments under objective 6
• Will it ease congestion on the road/rail network?	xx	Traffic generated would result in significant capacity/displacement issues
• Will it increase provision of public transport where needed?	✓	Adjacent only to the key bus network the extension of which is possible as part of the development
• Will it improve existing provision of cycleways and footpaths?	✓	Ability to connect to the cycle network
• Will it make the environment for non car travel more attractive?	x	
• Will it improve rail services and facilities?	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	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)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)?	xx	Loss of Best and Good Agricultural Land (Grade 3)
	✓	The site can accommodate at least 30 dwellings/hectare
• Will it increase prevention, re-use, recovery and recycling of waste	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

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

H32(1): Land at Cardale Park West		
<ul style="list-style-type: none"> • 35.08ha site currently in agricultural use • The site could deliver around 694 dwellings 		
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 will be capable of delivering a significant amount of affordable housing (30+)
<ul style="list-style-type: none"> • Will it improve energy efficiency in housing? • Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space/play area
3. Safety and security for people and property		
<ul style="list-style-type: none"> • Will it reduce crime and disorder through design measures? • Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> • Will it reduce the potential for social isolation with particular regard to disadvantaged groups? • Will it improve and increase community facilities? 	✓✓	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
	(✓)	Large site with potential for mixed uses, incorporating community facility(ies).
	✗	Adverse impact on local schools
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> • Will it increase availability and accessibility of culture/leisure/recreation activities/venues? • Will it preserve, promote and enhance culture in the District? 	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
	0	
6. Local needs met locally		
<ul style="list-style-type: none"> • Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? • Will it provide appropriate housing for local needs? • Will it support the vibrancy of town and village centres? 	✓	1-2 services/facilities
	✓✓	See comments made under objective 1
	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> • Will it promote lifelong learning and widening participation in lifelong learning activities? • 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? • Will it increase the quality and quantity of woodland cover? 	✗	Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable development
	0	

<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? 	0	
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> • Will it promote the development of communities with accessible services, employment, shops and leisure facilities? 	N/A	Accessibility has already been addressed under objectives 6 and 10. Scoring here would result in double counting
<ul style="list-style-type: none"> • Will it prevent inappropriate development in flood plains? 	N/A	Flood risk has already been assessed under objective 11 (see above). Scoring here would result in double counting
<ul style="list-style-type: none"> • Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport? 	N/A	Accessible services have already been addressed under objectives 6 and 11. Scoring here would result in double counting.
<ul style="list-style-type: none"> • Will it result in the regeneration of derelict or visually unattractive land? 	0	
<ul style="list-style-type: none"> • Will it encourage the re-use of existing buildings? 	0	
<ul style="list-style-type: none"> • Will it ensure high design quality which supports local distinctiveness? 	0	
<ul style="list-style-type: none"> • Will it promote mixed use development? 	✓	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? 	✓	Development will provide employment opportunities as part of a mixed use scheme.
<ul style="list-style-type: none"> • Will it ensure employment opportunities are accessible by public transport? 	✗	Employment site not accessible by public transport
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> • Will it support existing businesses? • Will it maximise local skills? • Will it encourage investment (including inward investment)? • Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓	Provision of employment land as part of a mixed use scheme will encourage investment and support local business expansion

H32: Land at Cardale Park West		
<ul style="list-style-type: none"> • 14.36ha site currently in agricultural use • The site could deliver around 431 dwellings 		
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 will be capable of delivering a significant amount of affordable housing (30+)
<ul style="list-style-type: none"> • Will it improve energy efficiency in housing? • Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space/play area
3. Safety and security for people and property		
<ul style="list-style-type: none"> • Will it reduce crime and disorder through design measures? • Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
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 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? 	(✓) x	Large site with potential for mixed uses, incorporating community facility(ies). Adverse impact on local schools
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> • Will it increase availability and accessibility of culture/leisure/recreation activities/venues? • Will it preserve, promote and enhance culture in the District? 	✓ 0	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
6. Local needs met locally		
<ul style="list-style-type: none"> • Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? • Will it provide appropriate housing for local needs? • Will it support the vibrancy of town and village centres? 	✓ ✓✓ 0	1-2 services/facilities See comments made under objective 1
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? 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> • Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? • Will it increase the quality and quantity of woodland cover? 	x 0	Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable development

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

H39: B.T. Training Centre St. George's Walk, Harrogate		
<ul style="list-style-type: none"> • 3.42ha site currently in employment use • The site could deliver around 90 dwellings 		
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 will be capable of delivering a significant amount of affordable housing (30+)
<ul style="list-style-type: none"> • Will it improve energy efficiency in housing? • Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space/play area
3. Safety and security for people and property		
<ul style="list-style-type: none"> • Will it reduce crime and disorder through design measures? • Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> • Will it reduce the potential for social isolation with particular regard to disadvantaged groups? • Will it improve and increase community facilities? 	✓✓	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
	(✓)	Large site with potential for mixed uses, incorporating community facility(ies).
	0	
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> • Will it increase availability and accessibility of culture/leisure/recreation activities/venues? • Will it preserve, promote and enhance culture in the District? 	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
	0	
6. Local needs met locally		
<ul style="list-style-type: none"> • Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? • Will it provide appropriate housing for local needs? • Will it support the vibrancy of town and village centres? 	×	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.
	✓✓	See comments made under objective 1
	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> • Will it promote lifelong learning and widening participation in lifelong learning activities? • Will it improve levels of basic skills • Will it provide opportunities for training and apprenticeships 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> • Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? • Will it increase the quality and quantity of woodland cover? 	×	Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable development
	0	

• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	?	The site is large enough to incorporate an area of natural/semi natural greenspace (including woodland) which will increase wildlife interest, biodiversity and woodland cover. On-site provision is only required in certain circumstances
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	✓	There is a public right of way close to the site
	✓	The natural interest of, and access to, nearby sites of natural interest will be promoted through this site's development
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0	
• Will it contribute to local distinctiveness and countryside character?	✓	Slight adverse effect – relatively few landscape constraints
	0	
9. Minimal pollution levels		
• Will it clean up contaminated land?	0	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	✓	Brownfield land – limited loss of soils
• Will it prevent unacceptable levels of noise and light pollution?	0	
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car	x	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
• Will it increase provision of public transport where needed?	x	Location does not offer good connectivity but there may be opportunities for improvement
• Will it improve existing provision of cycleways and footpaths?	✓✓	Well served by existing routes
• Will it make the environment for non car travel more attractive?	x	
• Will it improve rail services and facilities?	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	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)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)?	✓	Would utilise brownfield land as part of the development
	✓✓	The site can accommodate more than 35 dwellings per hectare
• Will it increase prevention, re-use, recovery and recycling of waste	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

<ul style="list-style-type: none"> • Will it enhance features and areas of historical/cultural value? • Will it promote sensitive re-use of historic/culturally important buildings where appropriate? • Will it conserve the character of historic settlements and conservation areas? • Will it preserve and where appropriate enhance features of archaeological importance? 	✓	Development is unlikely to have a detrimental impact on the historic environment
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> • Will it promote the development of communities with accessible services, employment, shops and leisure facilities? 	N/A	Accessibility has already been addressed under objectives 6 and 10. Scoring here would result in double counting
<ul style="list-style-type: none"> • Will it prevent inappropriate development in flood plains? 	N/A	Flood risk has already been assessed under objective 11 (see above). Scoring here would result in double counting
<ul style="list-style-type: none"> • Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport? 	N/A	Accessible services have already been addressed under objectives 6 and 11. Scoring here would result in double counting.
<ul style="list-style-type: none"> • Will it result in the regeneration of derelict or visually unattractive land? 	✓	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? 	x	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? 	0	
15. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> • Will it provide employment opportunities for local people? • Will it contribute to improving diversity of employment opportunities? 	xx	Loss of employment
<ul style="list-style-type: none"> • Will it ensure employment opportunities are accessible by public transport? 	x	Employment site not accessible by public transport
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> • Will it support existing businesses? • Will it maximise local skills? • Will it encourage investment (including inward investment)? • Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	xx	Site provides a useful supply of low grade employment land

H77: Land at Beckwith Head		
<ul style="list-style-type: none"> • 2.07ha site currently in agricultural use • The site could deliver around 62 dwellings 		
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 will be capable of delivering a significant amount of affordable housing (30+)
<ul style="list-style-type: none"> • Will it improve energy efficiency in housing? • Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space/play area
3. Safety and security for people and property		
<ul style="list-style-type: none"> • Will it reduce crime and disorder through design measures? • Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> • Will it reduce the potential for social isolation with particular regard to disadvantaged groups? • Will it improve and increase community facilities? 	✓	Provision of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
	(✓)	Large site with potential for mixed uses, incorporating community facility(ies).
	0	
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> • Will it increase availability and accessibility of culture/leisure/recreation activities/venues? • Will it preserve, promote and enhance culture in the District? 	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
	0	
6. Local needs met locally		
<ul style="list-style-type: none"> • Will it provide appropriate housing for local needs? • Will it support the vibrancy of town and village centres? 	(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.
	✓✓	See comments made under objective 1
	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> • Will it promote lifelong learning and widening participation in lifelong learning activities? • Will it improve levels of basic skills • Will it provide opportunities for training and apprenticeships 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> • Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? • Will it increase the quality and quantity of woodland cover? 	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
	0	

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

H1015: Rear of 7 Rossett Drive, Harrogate		
<ul style="list-style-type: none"> • 0.33ha site currently in agricultural use • The site could deliver around 12 dwellings 		
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 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? • Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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
3. Safety and security for people and property		
<ul style="list-style-type: none"> • Will it reduce crime and disorder through design measures? • Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
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? 	0	
<ul style="list-style-type: none"> • Will it improve and increase community facilities? 	0	
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> • Will it increase availability and accessibility of culture/leisure/recreation activities/venues? 	0	
<ul style="list-style-type: none"> • Will it preserve, promote and enhance culture in the District? 	0	
6. Local needs met locally		
<ul style="list-style-type: none"> • Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? 	×	The site 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.
<ul style="list-style-type: none"> • Will it provide appropriate housing for local needs? • Will it support the vibrancy of town and village centres? 	✓	See comments made under objective 1
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 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> • Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? • Will it increase the quality and quantity of woodland cover? 	×	Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable development
	0	

• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	0	
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	✓	There is a public right of way close to the site
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0	
• Will it contribute to local distinctiveness and countryside character?	0	
9. Minimal pollution levels		
• Will it clean up contaminated land?	0	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	x	Greenfield land – loss of soils
• Will it prevent unacceptable levels of noise and light pollution?	0	
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car	x	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
• Will it increase provision of public transport where needed?	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
• Will it make the environment for non car travel more attractive?	xx	
• Will it improve rail services and facilities?	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	x	The site is not within 400m of a bus stop on the key bus network
• Will it increase the amount of energy from renewable sources that is generated and consumed?	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
• Will it reduce the risk of flooding?	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)?	x	Greenfield land – loss of soils
	✓	The site can accommodate at least 35 dwellings per hectare
• Will it increase prevention, re-use, recovery and recycling of waste	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

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

• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	0	
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	0	
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0	
• Will it contribute to local distinctiveness and countryside character?	0	
9. Minimal pollution levels		
• Will it clean up contaminated land?	0	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	✓	Brownfield land – limited loss of soils
• 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	✓✓	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
• 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
• Will it improve existing provision of cycleways and footpaths?	✓✓	Well served by existing routes
• Will it make the environment for non car travel more attractive?	xx	
• Will it improve rail services and facilities?	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	✓	Site lies within 400m of a bus stop on the key bus network.
• Will it increase the amount of energy from renewable sources that is generated and consumed?	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
• Will it reduce the risk of flooding?	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?)	✓	Would utilise brownfield land as part of the development
	✓	The site can accommodate at least 35 dwellings/hectare
• Will it increase prevention, re-use, recovery and recycling of waste	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

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

H2003: Land at Harrogate Grammar School, Harrogate		
<ul style="list-style-type: none"> 1.21ha site currently used as sports field The site could deliver around 38 dwellings 		
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
<ul style="list-style-type: none"> Will it improve energy efficiency in housing? Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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? 	✗	Development would effect an existing or proposes sporting or recreational facility (including allotments)
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> Will it reduce the potential for social isolation with particular regard to disadvantaged groups? Will it improve and increase community facilities? 	✓ (✓)	Provision of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation Large site with potential for mixed uses, incorporating community facility(ies).
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase availability and accessibility of culture/leisure/recreation activities/venues? Will it preserve, promote and enhance culture in the District? 	✓ ✗	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements. 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? Will it provide appropriate housing for local needs? 	✗ ✓	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. See comments made under objective 1
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 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? Will it increase the quality and quantity of woodland cover? 	✗✗ 0	Very adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species

• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	0	
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	✓	There is a public right of way close to the site
	✓	The natural interest of, and access to, nearby sites of natural interest will be promoted through this site's development
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0	
• Will it contribute to local distinctiveness and countryside character?	0	
9. Minimal pollution levels		
• Will it clean up contaminated land?	0	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	x	Greenfield land – loss of soils
• Will it prevent unacceptable levels of noise and light pollution?	0	
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car	x	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
• Will it increase provision of public transport where needed?	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
• Will it make the environment for non car travel more attractive?	xx	
• Will it improve rail services and facilities?	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	x	The site is not within 400m of a bus stop on the key bus network
• Will it increase the amount of energy from renewable sources that is generated and consumed?	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
• Will it reduce the risk of flooding?	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)?	x	Greenfield land but not Best and Good Agricultural Land
	✓	The site can accommodate at least 35 dwellings/hectare
• Will it increase prevention, re-use, recovery and recycling of waste	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

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

H3003: Land at Firs Grove, Harrogate		
<ul style="list-style-type: none"> • 2.11ha site currently in agricultural use • The site could deliver around 47 dwellings 		
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 will be capable of delivering a significant amount of affordable housing (30+)
<ul style="list-style-type: none"> • Will it improve energy efficiency in housing? • Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space/play area
3. Safety and security for people and property		
<ul style="list-style-type: none"> • Will it reduce crime and disorder through design measures? • Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> • Will it reduce the potential for social isolation with particular regard to disadvantaged groups? • Will it improve and increase community facilities? 	✓✓ (✓)	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation Large site with potential for mixed uses, incorporating community facility(ies).
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> • Will it increase availability and accessibility of culture/leisure/recreation activities/venues? • Will it preserve, promote and enhance culture in the District? 	✓ 0	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
6. Local needs met locally		
<ul style="list-style-type: none"> • Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? • Will it provide appropriate housing for local needs? • Will it support the vibrancy of town and village centres? 	xx ✓✓ 0	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. See comments made under objective 1
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 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> • Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? • Will it increase the quality and quantity of woodland cover? 	x 0	Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable development

• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	?	The site is large enough to incorporate an area of natural/semi natural greenspace (including woodland) which will increase wildlife interest, biodiversity and woodland cover. On-site provision is only required in certain circumstances
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	✓	There is a public right of way close to the site
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0	
• Will it contribute to local distinctiveness and countryside character?	x	Moderate adverse – Some adverse effects but could be mitigated
9. Minimal pollution levels		
• Will it clean up contaminated land?	0	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	xx	Loss of Best and Good Agricultural Land (Grade2/3)
• Will it prevent unacceptable levels of noise and light pollution?	0	
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car	xx	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
• Will it increase provision of public transport where needed?	xx	Location does not offer good connectivity and there are no opportunities for improvement
• Will it improve existing provision of cycleways and footpaths?	✓	Ability to connect to the cycle network
• Will it make the environment for non car travel more attractive?	xx	
• Will it improve rail services and facilities?	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	x	The site is not within 400m of a bus stop on the key bus network
• Will it increase the amount of energy from renewable sources that is generated and consumed?	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
• Will it reduce the risk of flooding?	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?)	xx	Loss of Best and Good Agricultural Land (Grade 3)
	✓	The site can accommodate more than 35 dwellings/hectare
• Will it increase prevention, re-use, recovery and recycling of waste	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

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

H3004: Land South West of Throstle Nest Drive		
<ul style="list-style-type: none"> • 2.13ha site currently in agricultural use • The site could deliver around 48 dwellings 		
SA Objective	Performance	Commentary
1. Quality housing available to everyone		
• Will it make housing available to people in need?	✓	Site size would allow the council to negotiate an element of affordable housing under current policy
• Will it improve energy efficiency in housing?	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
• Will it increase the use of sustainable building practices?		
2. Conditions and services to engender good health		
<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 and is large enough to accommodate new amenity open space/play area
3. Safety and security for people and property		
• Will it reduce crime and disorder through design measures?	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
• Will it reduce fear of crime?		
4. Vibrant communities which participate in decision making		
• Will it reduce the potential for social isolation with particular regard to disadvantaged groups?	✓	Provision of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
• Will it improve and increase community facilities?	(✓)	Large site with potential for mixed uses, incorporating community facility(ies).
5. Culture, leisure and recreation activities available to all		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
• Will it preserve, promote and enhance culture in the District?	0	
6. Local needs met locally		
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?	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.
• Will it provide appropriate housing for local needs?	✓	See comments made under objective 1
• Will it support the vibrancy of town and village centres?	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<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 	0	
8. Bio-diverse and attractive natural environment		
• Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?	x	Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable development
• Will it increase the quality and quantity of woodland cover?	0	

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

H3005: Land at Castlehill Farm		
<ul style="list-style-type: none"> • 2.17ha site currently in agricultural use • The site could deliver around 41 dwellings 		
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 will be capable of delivering a significant amount of affordable housing
<ul style="list-style-type: none"> • Will it improve energy efficiency in housing? • Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space/play area
3. Safety and security for people and property		
<ul style="list-style-type: none"> • Will it reduce crime and disorder through design measures? • Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> • Will it reduce the potential for social isolation with particular regard to disadvantaged groups? • Will it improve and increase community facilities? 	✓ (✓)	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation Large site with potential for mixed uses, incorporating community facility(ies).
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> • Will it increase availability and accessibility of culture/leisure/recreation activities/venues? • Will it preserve, promote and enhance culture in the District? 	✓ 0	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
6. Local needs met locally		
<ul style="list-style-type: none"> • Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? • Will it provide appropriate housing for local needs? • Will it support the vibrancy of town and village centres? 	xx ✓✓ 0	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. See comments made under objective 1
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 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> • Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? • Will it increase the quality and quantity of woodland cover? 	x 0	Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable development

• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	?	The site is large enough to incorporate an area of natural/semi natural greenspace (including woodland) which will increase wildlife interest, biodiversity and woodland cover. On-site provision is only required in certain circumstances
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	✓	There is a public right of way close to the site
	0	
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0	
• Will it contribute to local distinctiveness and countryside character?	x	Moderate adverse – Some adverse effects but could be mitigated
9. Minimal pollution levels		
• Will it clean up contaminated land?	0	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	xx	Loss of Best and Good Agricultural Land (Grade 3)
• Will it prevent unacceptable levels of noise and light pollution?	0	
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car	xx	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
• Will it increase provision of public transport where needed?	xx	Location does not offer good connectivity and there are no opportunities for improvement
• Will it improve existing provision of cycleways and footpaths?	xx	Poor connectivity to the cycle network, with no prospect of improvement
• Will it make the environment for non car travel more attractive?	xx	
• Will it improve rail services and facilities?	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	x	The site is not within 400m of a bus stop on the key bus network
• Will it increase the amount of energy from renewable sources that is generated and consumed?	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
• Will it reduce the risk of flooding?	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)?	xx	Loss of Best and Good Agricultural Land
	✓✓	The site can accommodate more than 40 dwellings/hectare
• Will it increase prevention, re-use, recovery and recycling of waste	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

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

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

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

H3017: Land East of Leadhall Lane and Church Lane, Harrogate		
<ul style="list-style-type: none"> 14.46ha site currently in agricultural use The site could deliver around 379 dwellings 		
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 will be capable of delivering a significant amount of affordable housing (30+)
<ul style="list-style-type: none"> Will it improve energy efficiency in housing? Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space/play area
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> Will it reduce the potential for social isolation with particular regard to disadvantaged groups? Will it improve and increase community facilities? 	✓✓ (✓)	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation Large site with potential for mixed uses, incorporating community facility(ies).
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase availability and accessibility of culture/leisure/recreation activities/venues? Will it preserve, promote and enhance culture in the District? 	✓ 0	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
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? 	xx	(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): No services/facilities
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? Will it support the vibrancy of town and village centres? 	✓✓ 0	See comments made under objective 1
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? 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? Will it increase the quality and quantity of woodland cover? 	xx 0	Very adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species

<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? 	xx	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? 	0	
<ul style="list-style-type: none"> • Will it encourage the re-use of existing buildings? 	0	
<ul style="list-style-type: none"> • Will it ensure high design quality which supports local distinctiveness? 	0	
<ul style="list-style-type: none"> • Will it promote mixed use development? 	0	
15. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> • Will it provide employment opportunities for local people? • Will it contribute to improving diversity of employment opportunities? 	0	
<ul style="list-style-type: none"> • Will it ensure employment opportunities are accessible by public transport? 	0	
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> • Will it support existing businesses? • Will it maximise local skills? • Will it encourage investment (including inward investment)? • Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓	Provision of affordable housing will help support existing businesses with the recruitment and retention of staff

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

K3003: Land at Abbey Road, Knaresborough		
<ul style="list-style-type: none"> 0.67ha site currently in agricultural use The site could deliver around 21 dwellings 		
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
<ul style="list-style-type: none"> Will it improve energy efficiency in housing? Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> Will it reduce the potential for social isolation with particular regard to disadvantaged groups? Will it improve and increase community facilities? 	✓	Provision of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
	✗	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? Will it preserve, promote and enhance culture in the District? 	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
	0	
6. Local needs met locally		
<ul style="list-style-type: none"> Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? Will it provide appropriate housing for local needs? Will it support the vibrancy of town and village centres? 	✗✗	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.
	✓	See comments made under objective 1
	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> Will it promote lifelong learning and widening participation in lifelong learning activities? Will it improve levels of basic skills Will it provide opportunities for training and apprenticeships 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? Will it increase the quality and quantity of woodland cover? 	✗	Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable development
	0	

• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	0	
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	✓	There is a public right of way close to the site
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0	
• Will it contribute to local distinctiveness and countryside character?	x	Moderate adverse – Some adverse effects but could be mitigated
9. Minimal pollution levels		
• Will it clean up contaminated land?	0	
• Will it maintain and where possible improve air quality?	x	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	xx	Loss of Best and Good Agricultural Land (Grade2/3)
• Will it prevent unacceptable levels of noise and light pollution?	0	
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car	xx	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
• Will it increase provision of public transport where needed?	x	Location does not offer good connectivity but there may be opportunities for improvement
• Will it improve existing provision of cycleways and footpaths?	✓✓	Well served by existing routes
• Will it make the environment for non car travel more attractive?	x	Environment is not conducive to non car modes of travel but there may be opportunities for improvement.
• Will it improve rail services and facilities?	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	x	The site is not within 400m of a bus stop on the key bus network
• 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?	✓	Development boundary can be amended to remove risk of flooding
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)?	xx	Loss of Best and Good Agricultural Land
	✓	The site can accommodate 35 dwellings/hectare
• Will it increase prevention, re-use, recovery and recycling of waste	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

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

K3005: Land South of Wetherby Road, Knaresborough		
<ul style="list-style-type: none"> • 4.12ha site currently in agricultural use • The site could deliver around 93 dwellings 		
SA Objective	Performance	Commentary
1. Quality housing available to everyone		
• Will it make housing available to people in need?	✓✓	Site size will be capable of delivering a significant amount of affordable housing (30+)
• Will it improve energy efficiency in housing?	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
• Will it increase the use of sustainable building practices?		
2. Conditions and services to engender good health		
<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 and is large enough to accommodate new amenity open space/play area
3. Safety and security for people and property		
• Will it reduce crime and disorder through design measures?	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
• Will it reduce fear of crime?		
4. Vibrant communities which participate in decision making		
• Will it reduce the potential for social isolation with particular regard to disadvantaged groups?	✓✓	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
• Will it improve and increase community facilities?	(✓)	Large site with potential for mixed uses, incorporating community facility(ies).
5. Culture, leisure and recreation activities available to all		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
• Will it preserve, promote and enhance culture in the District?	0	
6. Local needs met locally		
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?	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.
• Will it provide appropriate housing for local needs?	✓✓	See comments made under objective 1
• Will it support the vibrancy of town and village centres?	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<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 	0	
8. Bio-diverse and attractive natural environment		
• Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?	x	Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable development
• Will it increase the quality and quantity of woodland cover?	0	

• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	?	The site is large enough to incorporate an area of natural/semi natural greenspace (including woodland) which will increase wildlife interest, biodiversity and woodland cover. On-site provision is only required in certain circumstances
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	✓	There is a public right of way close to the site
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0	
• Will it contribute to local distinctiveness and countryside character?	xx	High adverse effect – Only appropriate if other factors are strongly in favour
9. Minimal pollution levels		
• Will it clean up contaminated land?	0	
• Will it maintain and where possible improve air quality?	x	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	xx	Loss of Best and Good Agricultural Land (Grade 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	xx	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
• Will it increase provision of public transport where needed?	xx	
• Will it improve existing provision of cycleways and footpaths?	✓✓	Well served by existing routes
• Will it make the environment for non car travel more attractive?	x	Environment is not conducive to non car modes of travel but there may be opportunities for improvement.
• Will it improve rail services and facilities?	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	xx	Site is not within 400m of a bus stop on the key bus network. (50+)
• Will it increase the amount of energy from renewable sources that is generated and consumed?	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
• Will it reduce the risk of flooding?	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?)	xx	Loss of Best and Good Agricultural Land
	✓	The site can accommodate at least 30 dwellings/hectare
• Will it increase prevention, re-use, recovery and recycling of waste	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

<ul style="list-style-type: none"> • Will it enhance features and areas of historical/cultural value? • Will it promote sensitive re-use of historic/culturally important buildings where appropriate? • Will it conserve the character of historic settlements and conservation areas? • Will it preserve and where appropriate enhance features of archaeological importance? 	xx	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? 	0	
<ul style="list-style-type: none"> • Will it encourage the re-use of existing buildings? 	x	Demolition of buildings/structures would be required
<ul style="list-style-type: none"> • Will it ensure high design quality which supports local distinctiveness? 	0	
<ul style="list-style-type: none"> • Will it promote mixed use development? 	0	
15. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> • Will it provide employment opportunities for local people? • Will it contribute to improving diversity of employment opportunities? 	0	
<ul style="list-style-type: none"> • Will it ensure employment opportunities are accessible by public transport? 	0	
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> • Will it support existing businesses? • Will it maximise local skills? • Will it encourage investment (including inward investment)? • Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓	Provision of affordable housing will help support existing businesses with the recruitment and retention of staff

RIPON

R2a: Land at Littlethorpe Manor		
<ul style="list-style-type: none"> • 1.19ha site currently in agricultural use • The site could deliver around 37 dwellings 		
SA Objective	Performance	Commentary
1. Quality housing available to everyone		
• <i>Will it make housing available to people in need?</i>	✓	Site size would allow the council to negotiate an element of affordable housing under current policy
• <i>Will it improve energy efficiency in housing?</i>	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
• <i>Will it increase the use of sustainable building practices?</i>		
2. Conditions and services to engender good health		
<ul style="list-style-type: none"> • <i>Will it promote positive health and prevent ill health?</i> • <i>Will it encourage healthy lifestyles?</i> • <i>Will it address health inequalities?</i> 	✓✓	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
3. Safety and security for people and property		
• <i>Will it reduce crime and disorder through design measures?</i>	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
• <i>Will it reduce fear of crime?</i>		
4. Vibrant communities which participate in decision making		
• <i>Will it reduce the potential for social isolation with particular regard to disadvantaged groups?</i>	✓	Provision of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
• <i>Will it improve and increase community facilities?</i>	(✓)	(For sites 1ha+) Large site with potential for mixed uses, incorporating community facility(ies).
	✗	Adverse impact on local schools
5. Culture, leisure and recreation activities available to all		
• <i>Will it increase availability and accessibility of culture/leisure/recreation activities/venues?</i>	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
• <i>Will it preserve, promote and enhance culture in the District?</i>	0	
6. Local needs met locally		
• <i>Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?</i>	✗✗	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.
• <i>Will it provide appropriate housing for local needs?</i>	✓	See comments made under objective 1
• <i>Will it support the vibrancy of town and village centres?</i>	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> • <i>Will it promote lifelong learning and widening participation in lifelong learning activities?</i> • <i>Will it improve levels of basic skills?</i> • <i>Will it provide opportunities for training and apprenticeships?</i> 	0	
8. Bio-diverse and attractive natural environment		
• <i>Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?</i>	✗	Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable development

• Will it increase the quality and quantity of woodland cover?	0	
• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	0	
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	✓	There is a public right of way close to the site
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0	
• Will it contribute to local distinctiveness and countryside character?	x	Moderate adverse – Some adverse effects but could be mitigated
9. Minimal pollution levels		
• Will it clean up contaminated land?	0	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	xx	Loss of Best and Good Agricultural Land (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	xx	See comments under objective 6
• Will it ease congestion on the road/rail network?	x	Traffic generated as a result of development would cause some capacity issues
• Will it increase provision of public transport where needed?	✓	Adjacent only to the key bus network the extension of which is possible as part of the development
• Will it improve existing provision of cycleways and footpaths?	✓	Ability to connect to the cycle network
• Will it make the environment for non car travel more attractive?	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?	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	x	The site is not within 400m of a bus stop on the key bus network
• Will it increase the amount of energy from renewable sources that is generated and consumed?	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
• Will it reduce the risk of flooding?	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?)	xx	Loss of Best and Good Agricultural Land
	✓	The site can accommodate at least 30 dwellings/hectare
• Will it increase prevention, re-use, recovery and recycling of waste	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

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

R3: Ripon Grammar School, land off Kirkby Rd		
<ul style="list-style-type: none"> • 2.97ha site currently in agricultural use • The site could deliver around 89 dwellings 		
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 will be capable of delivering a significant amount of affordable housing (30+)
<ul style="list-style-type: none"> • Will it improve energy efficiency in housing? • Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space/play area
3. Safety and security for people and property		
<ul style="list-style-type: none"> • Will it reduce crime and disorder through design measures? • Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
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 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? • Will it preserve, promote and enhance culture in the District? 	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
	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? • Will it provide appropriate housing for local needs? • Will it support the vibrancy of town and village centres? 	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.
	✓✓	See comments made under objective 1
	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> • Will it promote lifelong learning and widening participation in lifelong learning activities? • Will it improve levels of basic skills • Will it provide opportunities for training and apprenticeships 	0	
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? 	xx	Very adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species

• Will it increase the quality and quantity of woodland cover?	0	
• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	?	The site is large enough to incorporate an area of natural/semi natural greenspace (including woodland) which will increase wildlife interest, biodiversity and woodland cover. On-site provision is only required in certain circumstances
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	0	
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0	
• Will it contribute to local distinctiveness and countryside character?	xx	High adverse effect – Only appropriate if other factors are strongly in favour
9. Minimal pollution levels		
• Will it clean up contaminated land?	0	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	x	Greenfield land – loss of soils
• Will it prevent unacceptable levels of noise and light pollution?	0	
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car	x	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
• Will it increase provision of public transport where needed?	✓	Adjacent only to the key bus network the extension of which is possible as part of the development
• Will it improve existing provision of cycleways and footpaths?	✓✓	Well served by existing routes
• Will it make the environment for non car travel more attractive?	✓✓	Site is well served by non car modes of travel
• Will it improve rail services and facilities?	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	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)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)?	x	Greenfield land but not Best and Good Agricultural Land
	✓✓	The site can accommodate more than 35 dwellings per hectare
• Will it increase prevention, re-use, recovery and recycling of waste	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.

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

R6: Snow Close Farm		
<ul style="list-style-type: none"> • 26.05ha site currently in agricultural use • The site could deliver around 684 dwellings 		
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 will be capable of delivering a significant amount of affordable housing (30+)
<ul style="list-style-type: none"> • Will it improve energy efficiency in housing? • Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space/play area
3. Safety and security for people and property		
<ul style="list-style-type: none"> • Will it reduce crime and disorder through design measures? • Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> • Will it reduce the potential for social isolation with particular regard to disadvantaged groups? • Will it improve and increase community facilities? 	✓✓	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
	(✓)	(For sites 1ha+) Large site with potential for mixed uses, incorporating community facility(ies).
	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? • Will it preserve, promote and enhance culture in the District? 	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
	0	
6. Local needs met locally		
<ul style="list-style-type: none"> • Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? • Will it provide appropriate housing for local needs? • Will it support the vibrancy of town and village centres? 	xx	No services/facilities
	✓✓	See comments made under objective 1
	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> • Will it promote lifelong learning and widening participation in lifelong learning activities? • Will it improve levels of basic skills? • Will it provide opportunities for training and apprenticeships? 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> • Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? • Will it increase the quality and quantity of woodland cover? 	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
	0	

<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
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	0	
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	x	Moderate adverse – Some adverse effects but could be mitigated
9. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land? 	0	
<ul style="list-style-type: none"> Will it maintain and where possible improve air quality? 	xx	Significant adverse effect on objective values stated in the 2007 Air Quality Strategy
<ul style="list-style-type: none"> Will it maintain and where possible improve surface water and groundwater quality? 	?	
<ul style="list-style-type: none"> Will it maintain and where possible improve soil quality and minimise the loss of soils to development 	xx	Loss of Best and Good Agricultural Land (Grade2/3)
<ul style="list-style-type: none"> Will it prevent unacceptable levels of noise and light pollution? 	0	
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it increase access to key resources and services by means other than the car 	xx	See comments under objective 6
<ul style="list-style-type: none"> Will it ease congestion on the road/rail network? 	xx	Traffic generated would result in significant capacity/displacement issues
<ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	✓✓	Well served by existing routes
<ul style="list-style-type: none"> Will it make the environment for non car travel more attractive? 	xx	Environment is not conducive to non car modes of travel and there are no opportunities for improvement.
<ul style="list-style-type: none"> Will it improve rail services and facilities? 	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions? 	xx	The site is not within 400m of a bus stop on the key bus network (50+ dwellings)
<ul style="list-style-type: none"> Will it increase the amount of energy from renewable sources that is generated and consumed? 	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
<ul style="list-style-type: none"> Will it increase efficiency in water, energy and raw material use? 	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
<ul style="list-style-type: none"> Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?) 	xx	Loss of Best and Good Agricultural Land
	✓✓	The site can accommodate more than 35 dwellings per hectare
<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste 	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

<ul style="list-style-type: none"> • Will it enhance features and areas of historical/cultural value? • Will it promote sensitive re-use of historic/culturally important buildings where appropriate? • Will it conserve the character of historic settlements and conservation areas? • Will it preserve and where appropriate enhance features of archaeological importance? 	xx	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? 	0	
<ul style="list-style-type: none"> • Will it encourage the re-use of existing buildings? 	x	Demolition of buildings/structures would be required
<ul style="list-style-type: none"> • Will it ensure high design quality which supports local distinctiveness? 	0	
<ul style="list-style-type: none"> • Will it promote mixed use development? 	0	
15. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> • Will it provide employment opportunities for local people? • Will it contribute to improving diversity of employment opportunities? 	0	
<ul style="list-style-type: none"> • Will it ensure employment opportunities are accessible by public transport? 	0	
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> • Will it support existing businesses? • Will it maximise local skills? • Will it encourage investment (including inward investment)? • Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓	Provision of affordable housing will help support existing businesses with the recruitment and retention of staff

R7: Springfield Close Farm		
<ul style="list-style-type: none"> • 3.19ha site currently in agricultural use • The site could deliver around 20 dwellings 		
SA Objective	Performance	Commentary
1. Quality housing available to everyone		
• Will it make housing available to people in need?	✓	Site size will be capable of delivering a significant amount of affordable housing
• Will it improve energy efficiency in housing?	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
• Will it increase the use of sustainable building practices?		
2. Conditions and services to engender good health		
<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 and is large enough to accommodate new amenity open space/play area
3. Safety and security for people and property		
• Will it reduce crime and disorder through design measures?	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
• Will it reduce fear of crime?		
4. Vibrant communities which participate in decision making		
• Will it reduce the potential for social isolation with particular regard to disadvantaged groups?	✓✓	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
• Will it improve and increase community facilities?	0	
5. Culture, leisure and recreation activities available to all		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
• Will it preserve, promote and enhance culture in the District?	0	
6. Local needs met locally		
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?	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.
• Will it provide appropriate housing for local needs?	✓	See comments made under objective 1
• Will it support the vibrancy of town and village centres?	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<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 	0	
8. Bio-diverse and attractive natural environment		
• Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?	x	Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable development
• Will it increase the quality and quantity of woodland cover?	0	

<ul style="list-style-type: none"> Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives 	?	The site is large enough to incorporate an area of natural/semi natural greenspace (including woodland) which will increase wildlife interest, biodiversity and woodland cover. On-site provision is only required in certain circumstances
<ul style="list-style-type: none"> Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites? 	✓	There is a public right of way close to the site
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	0	
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	x	Moderate adverse – Some adverse effects but could be mitigated
9. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land? 	0	
<ul style="list-style-type: none"> Will it maintain and where possible improve air quality? 	✓	No impact on objective values stated in the 2007 Air Quality Strategy
<ul style="list-style-type: none"> Will it maintain and where possible improve surface water and groundwater quality? 	?	
<ul style="list-style-type: none"> Will it maintain and where possible improve soil quality and minimise the loss of soils to development 	xx	Loss of Best and Good Agricultural Land (Grade2/3)
<ul style="list-style-type: none"> Will it prevent unacceptable levels of noise and light pollution? 	0	
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it increase access to key resources and services by means other than the car 	xx	See comments under objective 6
<ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	✓✓	Well served by existing routes
<ul style="list-style-type: none"> Will it make the environment for non car travel more attractive? 	✓✓	Site is well served by non car modes of travel
<ul style="list-style-type: none"> Will it improve rail services and facilities? 	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions? 	x	The site is not within 400m of a bus stop on the key bus network
<ul style="list-style-type: none"> Will it increase the amount of energy from renewable sources that is generated and consumed? 	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
<ul style="list-style-type: none"> Will it increase efficiency in water, energy and raw material use? 	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
<ul style="list-style-type: none"> Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?) 	xx	Loss of Best and Good Agricultural Land
	✓✓	The site can accommodate more than 35 dwellings per hectare
<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste 	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

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

R10: Land at Ripon Auction Mart, North Road		
<ul style="list-style-type: none"> • 2.62ha site currently in agricultural use • The site could deliver around 79 dwellings 		
SA Objective	Performance	Commentary
1. Quality housing available to everyone		
• Will it make housing available to people in need?	✓✓	Site size will be capable of delivering a significant amount of affordable housing (30+)
• Will it improve energy efficiency in housing?	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
• Will it increase the use of sustainable building practices?		
2. Conditions and services to engender good health		
<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 and is large enough to accommodate new amenity open space/play area
3. Safety and security for people and property		
• Will it reduce crime and disorder through design measures?	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
• Will it reduce fear of crime?		
4. Vibrant communities which participate in decision making		
• Will it reduce the potential for social isolation with particular regard to disadvantaged groups?	✓✓	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
• Will it improve and increase community facilities?	(✓)	(For sites 1ha+) Large site with potential for mixed uses, incorporating community facility(ies).
	x	Adverse impact on local schools
5. Culture, leisure and recreation activities available to all		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
• Will it preserve, promote and enhance culture in the District?	0	
6. Local needs met locally		
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?	✓✓	The site 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.
• Will it provide appropriate housing for local needs?	✓✓	See comments made under objective 1
• Will it support the vibrancy of town and village centres?	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<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 	0	
8. Bio-diverse and attractive natural environment		
• Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?	✓	Neutral or slight effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species
• Will it increase the quality and quantity of woodland cover?	0	

<ul style="list-style-type: none"> Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives 	?	The site is large enough to incorporate an area of natural/semi natural greenspace (including woodland) which will increase wildlife interest, biodiversity and woodland cover. On-site provision is only required in certain circumstances
<ul style="list-style-type: none"> Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites? 	✓	There is a public right of way close to the site
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	0	
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	✓	Slight adverse effect – relatively few landscape constraints
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
<ul style="list-style-type: none"> Will it maintain and where possible improve air quality? 	✓	No impact on objective values stated in the 2007 Air Quality Strategy
<ul style="list-style-type: none"> Will it maintain and where possible improve surface water and groundwater quality? 	?	
<ul style="list-style-type: none"> Will it maintain and where possible improve soil quality and minimise the loss of soils to development 	✓	Brownfield land – limited loss of soils
<ul style="list-style-type: none"> Will it prevent unacceptable levels of noise and light pollution? 	0	
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it increase access to key resources and services by means other than the car 	✓✓	See comments under objective 6
<ul style="list-style-type: none"> Will it ease congestion on the road/rail network? 	✓✓	Traffic generated as a result of development can be accommodated on to the highway network without causing significant capacity/traffic displacement issues
<ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	✓✓	Well served by existing routes
<ul style="list-style-type: none"> Will it make the environment for non car travel more attractive? 	✓✓	Site is well served by non car modes of travel
<ul style="list-style-type: none"> Will it improve rail services and facilities? 	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions? 	✓	Site lies within 400m of a bus stop on the key bus network.
<ul style="list-style-type: none"> Will it increase the amount of energy from renewable sources that is generated and consumed? 	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	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		
<ul style="list-style-type: none"> Will it increase efficiency in water, energy and raw material use? 	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
<ul style="list-style-type: none"> Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?) 	✓	Would utilise brownfield land as part of the development
	✓✓	The site can accommodate more than 35 dwellings per hectare
<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste 	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

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

R11: Gas Works, Stonebridgegate		
<ul style="list-style-type: none"> 0.16ha site currently in agricultural use The site could deliver around 10 dwellings 		
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 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? Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> Will it reduce the potential for social isolation with particular regard to disadvantaged groups? Will it improve and increase community facilities? 	○	
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase availability and accessibility of culture/leisure/recreation activities/venues? Will it preserve, promote and enhance culture in the District? 	○	
6. Local needs met locally		
<ul style="list-style-type: none"> Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? Will it provide appropriate housing for local needs? Will it support the vibrancy of town and village centres? 	✘	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.
	✘	See comments made under objective 1
	✓	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 	○	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? Will it increase the quality and quantity of woodland cover? 	✓	Neutral or slight effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species
	○	

• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	0	
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	0	
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0	
• Will it contribute to local distinctiveness and countryside character?	0	
9. Minimal pollution levels		
• Will it clean up contaminated land?	0	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	✓	Brownfield land – limited loss of soils
• Will it prevent unacceptable levels of noise and light pollution?	0	
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car	x	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
• 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
• Will it improve existing provision of cycleways and footpaths?	✓✓	Well served by existing routes
• Will it make the environment for non car travel more attractive?	✓✓	
• Will it improve rail services and facilities?	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	x	The site is not within 400m of a bus stop on the key bus network
• 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?	✓	Development boundary can be amended to remove risk of flooding
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?)	✓	Would utilise brownfield land as part of the development
	✓✓	The site can accommodate more than 40 dwellings per hectare
• Will it increase prevention, re-use, recovery and recycling of waste	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

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

R16: Ash Grove Industrial Estate		
<ul style="list-style-type: none"> • 1.50ha site currently in agricultural use • The site could deliver around 47 dwellings 		
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
<ul style="list-style-type: none"> • Will it improve energy efficiency in housing? • Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space/play area
3. Safety and security for people and property		
<ul style="list-style-type: none"> • Will it reduce crime and disorder through design measures? • Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> • Will it reduce the potential for social isolation with particular regard to disadvantaged groups? • Will it improve and increase community facilities? 	✓	Provision of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
	(✓)	(For sites 1ha+) Large site with potential for mixed uses, incorporating community facility(ies).
	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? • Will it preserve, promote and enhance culture in the District? 	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
	0	
6. Local needs met locally		
<ul style="list-style-type: none"> • Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? • Will it provide appropriate housing for local needs? • Will it support the vibrancy of town and village centres? 	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.
	✓	See comments made under objective 1
	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> • Will it promote lifelong learning and widening participation in lifelong learning activities? • Will it improve levels of basic skills • Will it provide opportunities for training and apprenticeships 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> • Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? • Will it increase the quality and quantity of woodland cover? 	✓	Neutral or slight effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species
	0	

<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
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	0	
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	0	
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
<ul style="list-style-type: none"> Will it maintain and where possible improve air quality? 	✓	No impact on objective values stated in the 2007 Air Quality Strategy
<ul style="list-style-type: none"> Will it maintain and where possible improve surface water and groundwater quality? 	?	
<ul style="list-style-type: none"> Will it maintain and where possible improve soil quality and minimise the loss of soils to development 	✓	Brownfield land – limited loss of soils
<ul style="list-style-type: none"> Will it prevent unacceptable levels of noise and light pollution? 	0	
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it increase access to key resources and services by means other than the car 	x	See comments under objective 6
<ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> Will it increase provision of public transport where needed? 	✓	Adjacent only to the key bus network the extension of which is possible as part of the development
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	✓✓	Well served by existing routes
<ul style="list-style-type: none"> Will it make the environment for non car travel more attractive? 	✓✓	Site is well served by non car modes of travel
<ul style="list-style-type: none"> Will it improve rail services and facilities? 	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions? 	x	The site is not within 400m of a bus stop on the key bus network
<ul style="list-style-type: none"> Will it increase the amount of energy from renewable sources that is generated and consumed? 	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
<ul style="list-style-type: none"> Will it increase efficiency in water, energy and raw material use? 	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
<ul style="list-style-type: none"> Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?) 	✓	Would utilise brownfield land as part of the development
	✓✓	The site can accommodate more than 35 dwellings per hectare
<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste 	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

<ul style="list-style-type: none"> • Will it enhance features and areas of historical/cultural value? • Will it promote sensitive re-use of historic/culturally important buildings where appropriate? • Will it conserve the character of historic settlements and conservation areas? • Will it preserve and where appropriate enhance features of archaeological importance? 	✓	Development is unlikely to have a detrimental impact on the historic environment
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> • Will it promote the development of communities with accessible services, employment, shops and leisure facilities? 	N/A	Accessibility has already been addressed under objectives 6 and 10. Scoring here would result in double counting
<ul style="list-style-type: none"> • Will it prevent inappropriate development in flood plains? 	N/A	Flood risk has already been assessed under objective 11 (see above). Scoring here would result in double counting
<ul style="list-style-type: none"> • Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport? 	N/A	Accessible services have already been addressed under objectives 6 and 11. Scoring here would result in double counting.
<ul style="list-style-type: none"> • Will it result in the regeneration of derelict or visually unattractive land? 	✓	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? 	✗	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? 	0	
15. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> • Will it provide employment opportunities for local people? • Will it contribute to improving diversity of employment opportunities? 	✗✗	Loss of employment
<ul style="list-style-type: none"> • Will it ensure employment opportunities are accessible by public transport? 	✗	Employment site not accessible by public transport
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> • Will it support existing businesses? • Will it maximise local skills? • Will it encourage investment (including inward investment)? • Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✗✗	Existing businesses on site will be displaced

R17: Old Goods Yard, Hutton Bank, Ripon		
<ul style="list-style-type: none"> • 1.40ha site currently in agricultural use • The site could deliver around 44 dwellings 		
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
<ul style="list-style-type: none"> • Will it improve energy efficiency in housing? • Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space/play area
3. Safety and security for people and property		
<ul style="list-style-type: none"> • Will it reduce crime and disorder through design measures? • Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> • Will it reduce the potential for social isolation with particular regard to disadvantaged groups? • Will it improve and increase community facilities? 	✓	Provision of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
	(✓)	(For sites 1ha+) Large site with potential for mixed uses, incorporating community facility(ies).
	✗	Adverse impact on local schools
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> • Will it increase availability and accessibility of culture/leisure/recreation activities/venues? • Will it preserve, promote and enhance culture in the District? 	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
	0	
6. Local needs met locally		
<ul style="list-style-type: none"> • Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? • Will it provide appropriate housing for local needs? • Will it support the vibrancy of town and village centres? 	(✗)	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.
	✓	See comments made under objective 1
	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> • Will it promote lifelong learning and widening participation in lifelong learning activities? • Will it improve levels of basic skills • Will it provide opportunities for training and apprenticeships 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> • Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? • Will it increase the quality and quantity of woodland cover? 	✓	Neutral or slight effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species
	0	

<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
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	0	
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	✓	Slight adverse effect – relatively few landscape constraints
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
<ul style="list-style-type: none"> Will it maintain and where possible improve air quality? 	✓	No impact on objective values stated in the 2007 Air Quality Strategy
<ul style="list-style-type: none"> Will it maintain and where possible improve surface water and groundwater quality? 	?	
<ul style="list-style-type: none"> Will it maintain and where possible improve soil quality and minimise the loss of soils to development 	✓	Brownfield land – limited loss of soils
<ul style="list-style-type: none"> 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		
<ul style="list-style-type: none"> Will it increase access to key resources and services by means other than the car 	(x)	See comments under objective 6
<ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	✓✓	Well served by existing routes
<ul style="list-style-type: none"> Will it make the environment for non car travel more attractive? 	xx	Environment is not conducive to non car modes of travel and there are no opportunities for improvement.
<ul style="list-style-type: none"> Will it improve rail services and facilities? 	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions? 	✓	Site lies within 400m of a bus stop on the key bus network.
<ul style="list-style-type: none"> Will it increase the amount of energy from renewable sources that is generated and consumed? 	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	✓	Development boundary can be amended to remove risk of flooding
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
<ul style="list-style-type: none"> Will it increase efficiency in water, energy and raw material use? 	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
<ul style="list-style-type: none"> Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?) 	✓	Would utilise brownfield land as part of the development
	✓	The site can accommodate 35 dwellings/hectare
<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste 	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

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

R23: Red House, Palace Road		
<ul style="list-style-type: none"> • 1.67ha site currently in residential and community use • The site could deliver around 20 dwellings 		
SA Objective	Performance	Commentary
1. Quality housing available to everyone		
• Will it make housing available to people in need?	✓	Site size would allow the council to negotiate an element of affordable housing under current policy
• Will it improve energy efficiency in housing?	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
• Will it increase the use of sustainable building practices?		
2. Conditions and services to engender good health		
<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 and is large enough to accommodate new amenity open space/play area
3. Safety and security for people and property		
• Will it reduce crime and disorder through design measures?	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
• Will it reduce fear of crime?		
4. Vibrant communities which participate in decision making		
• Will it reduce the potential for social isolation with particular regard to disadvantaged groups?	✓	Provision of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
• Will it improve and increase community facilities?	(✓)	(For sites 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		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
• Will it preserve, promote and enhance culture in the District?	0	
6. Local needs met locally		
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?	(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.
• Will it provide appropriate housing for local needs?	✓	See comments made under objective 1
• Will it support the vibrancy of town and village centres?	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<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 	0	
8. Bio-diverse and attractive natural environment		
• Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?	x	Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable development

• Will it increase the quality and quantity of woodland cover?	0	
• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	?	The site is large enough to incorporate an area of natural/semi natural greenspace (including woodland) which will increase wildlife interest, biodiversity and woodland cover. On-site provision is only required in certain circumstances
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	0	
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0	
• Will it contribute to local distinctiveness and countryside character?	x	Moderate adverse – Some adverse effects but could be mitigated
9. Minimal pollution levels		
• Will it clean up contaminated land?	0	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	✓	Brownfield land – limited loss of soils
• Will it prevent unacceptable levels of noise and light pollution?	0	
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car	(x)	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
• 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
• Will it improve existing provision of cycleways and footpaths?	✓✓	Well served by existing routes
• Will it make the environment for non car travel more attractive?	x	Environment is not conducive to non car modes of travel but there may be opportunities for improvement.
• Will it improve rail services and facilities?	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	✓	Site lies within 400m of a bus stop on the key bus network.
• Will it increase the amount of energy from renewable sources that is generated and consumed?	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
• Will it reduce the risk of flooding?	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?)	✓	Would utilise brownfield land as part of the development
	x	Constraints mean that the site can not accommodate 30 dwellings/hectare

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

R32: Land at Bishopton		
<ul style="list-style-type: none"> 8.82ha site currently in agricultural use The site could deliver around 232 dwellings 		
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 will be capable of delivering a significant amount of affordable housing (30+)
<ul style="list-style-type: none"> Will it improve energy efficiency in housing? Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space/play area
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> Will it reduce the potential for social isolation with particular regard to disadvantaged groups? Will it improve and increase community facilities? 	✓✓	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
	(✓)	(For sites 1ha+) Large site with potential for mixed uses, incorporating community facility(ies).
	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? Will it preserve, promote and enhance culture in the District? 	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
	0	
6. Local needs met locally		
<ul style="list-style-type: none"> Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? Will it provide appropriate housing for local needs? Will it support the vibrancy of town and village centres? 	xx	No services/facilities
	✓✓	See comments made under objective 1
	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> Will it promote lifelong learning and widening participation in lifelong learning activities? Will it improve levels of basic skills? Will it provide opportunities for training and apprenticeships? 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? Will it increase the quality and quantity of woodland cover? 	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
	0	

<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
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	0	
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	x	Moderate adverse – Some adverse effects but could be mitigated
9. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land? 	0	
<ul style="list-style-type: none"> Will it maintain and where possible improve air quality? 	✓	No impact on objective values stated in the 2007 Air Quality Strategy
<ul style="list-style-type: none"> Will it maintain and where possible improve surface water and groundwater quality? 	?	
<ul style="list-style-type: none"> Will it maintain and where possible improve soil quality and minimise the loss of soils to development 	xx	Loss of Best and Good Agricultural Land (Grade2/3)
<ul style="list-style-type: none"> Will it prevent unacceptable levels of noise and light pollution? 	0	
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it increase access to key resources and services by means other than the car 	xx	See comments under objective 6
<ul style="list-style-type: none"> Will it ease congestion on the road/rail network? 	x	Traffic generated as a result of development would cause some capacity issues
<ul style="list-style-type: none"> Will it increase provision of public transport where needed? 	✓	Adjacent only to the key bus network the extension of which is possible as part of the development
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	✓	Ability to connect to the cycle network
<ul style="list-style-type: none"> Will it make the environment for non car travel more attractive? 	xx	Environment is not conducive to non car modes of travel and there are no opportunities for improvement.
<ul style="list-style-type: none"> Will it improve rail services and facilities? 	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions? 	xx	The site is not within 400m of a bus stop on the key bus network (50+ dwellings)
<ul style="list-style-type: none"> Will it increase the amount of energy from renewable sources that is generated and consumed? 	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	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		
<ul style="list-style-type: none"> Will it increase efficiency in water, energy and raw material use? 	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
<ul style="list-style-type: none"> Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?) 	xx	Loss of Best and Good Agricultural Land
	✓	The site can accommodate 35 dwellings/hectare
<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste 	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

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

R36: Land at Mallorie Park Drive, Ripon		
<ul style="list-style-type: none"> • 1.01ha site currently in agricultural use • The site could deliver around 32 dwellings 		
SA Objective	Performance	Commentary
1. Quality housing available to everyone		
• Will it make housing available to people in need?	✓	Site size would allow the council to negotiate an element of affordable housing under current policy
• Will it improve energy efficiency in housing?	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
• Will it increase the use of sustainable building practices?		
2. Conditions and services to engender good health		
<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 and is large enough to accommodate new amenity open space/play area
3. Safety and security for people and property		
• Will it reduce crime and disorder through design measures?	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
• Will it reduce fear of crime?		
4. Vibrant communities which participate in decision making		
• Will it reduce the potential for social isolation with particular regard to disadvantaged groups?	✓	Provision of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
• Will it improve and increase community facilities?	(✓)	Large site with potential for mixed uses, incorporating community facility(ies).
5. Culture, leisure and recreation activities available to all		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
• Will it preserve, promote and enhance culture in the District?	×	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		
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?	×	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.
• Will it provide appropriate housing for local needs?	✓	See comments made under objective 1
• Will it support the vibrancy of town and village centres?	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<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 	0	
8. Bio-diverse and attractive natural environment		
• Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?	×	Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable development
• Will it increase the quality and quantity of woodland cover?	0	

• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	0	
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	✓	There is a public right of way close to the site
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0	
• Will it contribute to local distinctiveness and countryside character?	0	
9. Minimal pollution levels		
• Will it clean up contaminated land?	0	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	x	Greenfield land – loss of soils
• Will it prevent unacceptable levels of noise and light pollution?	0	
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car	x	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
• 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
• Will it improve existing provision of cycleways and footpaths?	✓✓	Well served by existing routes
• Will it make the environment for non car travel more attractive?	✓✓	Site is well served by non car modes of travel
• Will it improve rail services and facilities?	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	x	The site is not within 400m of a bus stop on the key bus network
• Will it increase the amount of energy from renewable sources that is generated and consumed?	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
• Will it reduce the risk of flooding?	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)?	x	Greenfield land but not Best and Good Agricultural Land
	✓	The site can accommodate 35 dwellings/hectare
• Will it increase prevention, re-use, recovery and recycling of waste	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

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

R42a: Land off Tower Road		
<ul style="list-style-type: none"> • 1.12ha site currently in agricultural use • The site could deliver around 30 dwellings 		
SA Objective	Performance	Commentary
1. Quality housing available to everyone		
• Will it make housing available to people in need?	✓	Site size would allow the council to negotiate an element of affordable housing under current policy
• Will it improve energy efficiency in housing?	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
• Will it increase the use of sustainable building practices?		
2. Conditions and services to engender good health		
<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 and is large enough to accommodate new amenity open space/play area
3. Safety and security for people and property		
• Will it reduce crime and disorder through design measures?	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
• Will it reduce fear of crime?		
4. Vibrant communities which participate in decision making		
• Will it reduce the potential for social isolation with particular regard to disadvantaged groups?	✓	Provision of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
• Will it improve and increase community facilities?	(✓)	Large site with potential for mixed uses, incorporating community facility(ies).
	x	Adverse impact on local schools
5. Culture, leisure and recreation activities available to all		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
• Will it preserve, promote and enhance culture in the District?	0	
6. Local needs met locally		
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?	✓✓	The site 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.
• Will it provide appropriate housing for local needs?	✓	See comments made under objective 1
• 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 	0	
8. Bio-diverse and attractive natural environment		
• Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?	xx	Very adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species
• Will it increase the quality and quantity of woodland cover?	x	Development would adversely affect a significant area of woodland cover

• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	0	
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	✓	There is a public right of way close to the site
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0	
• Will it contribute to local distinctiveness and countryside character?	0	
9. Minimal pollution levels		
• Will it clean up contaminated land?	0	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	x	Greenfield land – loss of soils
• Will it prevent unacceptable levels of noise and light pollution?	0	
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car	✓✓	See comments under objective 6
• Will it ease congestion on the road/rail network?	✓✓	Traffic generated as a result of development can be accommodated on to the highway network without causing significant capacity/traffic 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
• Will it improve existing provision of cycleways and footpaths?	✓✓	Well served by existing routes
• Will it make the environment for non car travel more attractive?	✓✓	Site is well served by non car modes of travel
• Will it improve rail services and facilities?	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	✓	Site lies within 400m of a bus stop on the key bus network.
• Will it increase the amount of energy from renewable sources that is generated and consumed?	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
• Will it reduce the risk of flooding?	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?)	x	Greenfield land but not Best and Good Agricultural Land
	✓✓	The site can accommodate more than 40 dwellings per hectare
• Will it increase prevention, re-use, recovery and recycling of waste	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

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

R42: Land off Tower Road		
<ul style="list-style-type: none"> 1.29ha site currently in agricultural use The site could deliver around 30 dwellings 		
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
<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 and is large enough to accommodate new amenity open space/play area
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
<ul style="list-style-type: none"> Will it reduce fear of crime? 		
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> Will it reduce the potential for social isolation with particular regard to disadvantaged groups? 	✓	Provision of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
<ul style="list-style-type: none"> Will it improve and increase community facilities? 	(✓) x	(For sites 1ha+) Large site with potential for mixed uses, incorporating community facility(ies). Adverse impact on local schools
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase availability and accessibility of culture/leisure/recreation activities/venues? 	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
<ul style="list-style-type: none"> Will it preserve, promote and enhance culture in the District? 	0	
6. Local needs met locally		
<ul style="list-style-type: none"> Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? 	✓✓	The site 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.
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? 	✓	See comments made under objective 1
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	✓	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 	0	
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? 	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

• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	0	
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	✓	There is a public right of way close to the site
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0	
• Will it contribute to local distinctiveness and countryside character?	x	Moderate adverse – Some adverse effects but could be mitigated
9. Minimal pollution levels		
• Will it clean up contaminated land?	0	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	x	Greenfield land – loss of soils
• Will it prevent unacceptable levels of noise and light pollution?	0	
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car	✓✓	See comments under objective 6
• Will it ease congestion on the road/rail network?	✓✓	Traffic generated as a result of development can be accommodated on to the highway network without causing significant capacity/traffic 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
• Will it improve existing provision of cycleways and footpaths?	✓✓	Well served by existing routes
• Will it make the environment for non car travel more attractive?	✓✓	Site is well served by non car modes of travel
• Will it improve rail services and facilities?	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	✓	Site lies within 400m of a bus stop on the key bus network.
• Will it increase the amount of energy from renewable sources that is generated and consumed?	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
• Will it reduce the risk of flooding?	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?)	x	Greenfield land but not Best and Good Agricultural Land
	x	Constraints mean that the site can not accommodate 30 dwellings/hectare
• Will it increase prevention, re-use, recovery and recycling of waste	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

<ul style="list-style-type: none"> • Will it enhance features and areas of historical/cultural value? • Will it promote sensitive re-use of historic/culturally important buildings where appropriate? • Will it conserve the character of historic settlements and conservation areas? • Will it preserve and where appropriate enhance features of archaeological importance? 	xx	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? 	0	
<ul style="list-style-type: none"> • Will it encourage the re-use of existing buildings? 	0	
<ul style="list-style-type: none"> • Will it ensure high design quality which supports local distinctiveness? 	0	
<ul style="list-style-type: none"> • Will it promote mixed use development? 	0	
15. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> • Will it provide employment opportunities for local people? • Will it contribute to improving diversity of employment opportunities? 	0	
<ul style="list-style-type: none"> • Will it ensure employment opportunities are accessible by public transport? 	0	
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> • Will it support existing businesses? • Will it maximise local skills? • Will it encourage investment (including inward investment)? • Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	✓	Provision of affordable housing will help support existing businesses with the recruitment and retention of staff

R44: Ripon Fire Station, Stonebridgeway		
<ul style="list-style-type: none"> • 0.31ha site currently in agricultural use • The site could deliver around 11 dwellings 		
SA Objective	Performance	Commentary
1. Quality housing available to everyone		
• Will it make housing available to people in need?	0	
• Will it improve energy efficiency in housing?	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
• Will it increase the use of sustainable building practices?		
2. Conditions and services to engender good health		
<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
3. Safety and security for people and property		
• Will it reduce crime and disorder through design measures?	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
• Will it reduce fear of crime?		
4. Vibrant communities which participate in decision making		
• Will it reduce the potential for social isolation with particular regard to disadvantaged groups?	0	
• Will it improve and increase community facilities?	x	Loss of a community facility
	x	Adverse impact on local schools
5. Culture, leisure and recreation activities available to all		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	0	
• Will it preserve, promote and enhance culture in the District?	0	
6. Local needs met locally		
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?	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.
• Will it provide appropriate housing for local needs?	0	See comments made under objective 1
• 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 	0	
8. Bio-diverse and attractive natural environment		
• Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?	✓	Neutral or slight effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species
• Will it increase the quality and quantity of woodland cover?	0	

• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	0	
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	0	
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0	
• Will it contribute to local distinctiveness and countryside character?	✓	Slight adverse effect – relatively few landscape constraints
9. Minimal pollution levels		
• Will it clean up contaminated land?	✓	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
• 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
• 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	x	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
• 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
• Will it improve existing provision of cycleways and footpaths?	✓✓	Well served by existing routes
• Will it make the environment for non car travel more attractive?	✓✓	Site is well served by non car modes of travel
• Will it improve rail services and facilities?	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	✓	Site lies within 400m of a bus stop on the key bus network.
• 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?	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.
• 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
	✓✓	The site can accommodate more than 35 dwellings per hectare
• Will it increase prevention, re-use, recovery and recycling of waste	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

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

R400: Land at Whitcliffe Lane, Ripon		
<ul style="list-style-type: none"> 45.52ha site currently in agricultural use The site could deliver around 1365 dwellings 		
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 will be capable of delivering a significant amount of affordable housing (30+)
<ul style="list-style-type: none"> Will it improve energy efficiency in housing? Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space/play area
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> Will it reduce the potential for social isolation with particular regard to disadvantaged groups? Will it improve and increase community facilities? 	✓✓	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
	(✓)	(For sites 1ha+) Large site with potential for mixed uses, incorporating community facility(ies).
	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? Will it preserve, promote and enhance culture in the District? 	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
	0	
6. Local needs met locally		
<ul style="list-style-type: none"> Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? Will it provide appropriate housing for local needs? Will it support the vibrancy of town and village centres? 	xx	No services/facilities
	✓✓	See comments made under objective 1
	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> Will it promote lifelong learning and widening participation in lifelong learning activities? Will it improve levels of basic skills? Will it provide opportunities for training and apprenticeships? 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? Will it increase the quality and quantity of woodland cover? 	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.
	0	

<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? 	0	
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	xx	High adverse effect – Only appropriate if other factors are strongly in favour
9. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land? 	0	
<ul style="list-style-type: none"> Will it maintain and where possible improve air quality? 	xx	Significant adverse effect on objective values stated in the 2007 Air Quality Strategy
<ul style="list-style-type: none"> Will it maintain and where possible improve surface water and groundwater quality? 	?	
<ul style="list-style-type: none"> Will it maintain and where possible improve soil quality and minimise the loss of soils to development 	xx	Loss of Best and Good Agricultural Land (Grade2/3)
<ul style="list-style-type: none"> Will it prevent unacceptable levels of noise and light pollution? 	0	
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it increase access to key resources and services by means other than the car 	xx	See comments under objective 6
<ul style="list-style-type: none"> Will it ease congestion on the road/rail network? 	xx	Traffic generated would result in significant capacity/displacement issues
<ul style="list-style-type: none"> Will it increase provision of public transport where needed? 	✓	Adjacent only to the key bus network the extension of which is possible as part of the development
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	xx	Poor connectivity to the cycle network, with no prospect of improvement
<ul style="list-style-type: none"> Will it make the environment for non car travel more attractive? 	xx	Environment is not conducive to non car modes of travel and there are no opportunities for improvement.
<ul style="list-style-type: none"> Will it improve rail services and facilities? 	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions? 	xx	The site is not within 400m of a bus stop on the key bus network (50+ dwellings)
<ul style="list-style-type: none"> Will it increase the amount of energy from renewable sources that is generated and consumed? 	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
<ul style="list-style-type: none"> Will it increase efficiency in water, energy and raw material use? 	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
<ul style="list-style-type: none"> Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?) 	xx	Loss of Best and Good Agricultural Land
	✓	The site can accommodate at least 30 dwellings/hectare
<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste 	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

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

R1001: Dallamires, Ripon		
<ul style="list-style-type: none"> • 3.14ha site currently in agricultural use • The site could deliver around 83 dwellings 		
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 will be capable of delivering a significant amount of affordable housing (30+)
<ul style="list-style-type: none"> • Will it improve energy efficiency in housing? • Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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 and is large enough to accommodate new amenity open space/play area
3. Safety and security for people and property		
<ul style="list-style-type: none"> • Will it reduce crime and disorder through design measures? • Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> • Will it reduce the potential for social isolation with particular regard to disadvantaged groups? • Will it improve and increase community facilities? 	✓✓	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
	(✓)	(For sites 1ha+) Large site with potential for mixed uses, incorporating community facility(ies).
	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? • Will it preserve, promote and enhance culture in the District? 	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
	0	
6. Local needs met locally		
<ul style="list-style-type: none"> • Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? • Will it provide appropriate housing for local needs? • Will it support the vibrancy of town and village centres? 	xx	No services/facilities
	✓✓	See comments made under objective 1
	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> • Will it promote lifelong learning and widening participation in lifelong learning activities? • Will it improve levels of basic skills? • Will it provide opportunities for training and apprenticeships? 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> • Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? • Will it increase the quality and quantity of woodland cover? 	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
	0	

<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
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	0	
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	x	Moderate adverse – Some adverse effects but could be mitigated
9. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land? 	0	
<ul style="list-style-type: none"> Will it maintain and where possible improve air quality? 	✓	No impact on objective values stated in the 2007 Air Quality Strategy
<ul style="list-style-type: none"> Will it maintain and where possible improve surface water and groundwater quality? 	?	
<ul style="list-style-type: none"> Will it maintain and where possible improve soil quality and minimise the loss of soils to development 	xx	Loss of Best and Good Agricultural Land (Grade2/3)
<ul style="list-style-type: none"> Will it prevent unacceptable levels of noise and light pollution? 	x	A major road/railway line/industry lies close to the site
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it increase access to key resources and services by means other than the car 	xx	See comments under objective 6
<ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> Will it increase provision of public transport where needed? 	✓	Adjacent only to the key bus network the extension of which is possible as part of the development
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	✓	Ability to connect to the cycle network
<ul style="list-style-type: none"> Will it make the environment for non car travel more attractive? 	x	Environment is not conducive to non car modes of travel but there may be opportunities for improvement.
<ul style="list-style-type: none"> Will it improve rail services and facilities? 	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions? 	xx	The site is not within 400m of a bus stop on the key bus network (50+ dwellings)
<ul style="list-style-type: none"> Will it increase the amount of energy from renewable sources that is generated and consumed? 	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	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		
<ul style="list-style-type: none"> Will it increase efficiency in water, energy and raw material use? 	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
<ul style="list-style-type: none"> Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?) 	xx	Loss of Best and Good Agricultural Land
	✓✓	The site can accommodate more than 35 dwellings per hectare
<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste 	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

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

R1004: The Wolseley Centre, Harrison Way		
<ul style="list-style-type: none"> • 1.04ha site currently in employment use • The site could deliver around 33 dwellings 		
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
<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 and is large enough to accommodate new amenity open space/play area
3. Safety and security for people and property		
<ul style="list-style-type: none"> • Will it reduce crime and disorder through design measures? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
<ul style="list-style-type: none"> • Will it reduce fear of crime? 		
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> • Will it reduce the potential for social isolation with particular regard to disadvantaged groups? 	✓	Provision of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
<ul style="list-style-type: none"> • Will it improve and increase community facilities? 	(✓) x	(For sites 1ha+) Large site with potential for mixed uses, incorporating community facility(ies). Adverse impact on local schools
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> • Will it increase availability and accessibility of culture/leisure/recreation activities/venues? 	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
<ul style="list-style-type: none"> • Will it preserve, promote and enhance culture in the District? 	0	
6. Local needs met locally		
<ul style="list-style-type: none"> • Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? 	✓✓	The site 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.
<ul style="list-style-type: none"> • Will it provide appropriate housing for local needs? 	✓	See comments made under objective 1
<ul style="list-style-type: none"> • Will it support the vibrancy of town and village centres? 	✓	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 	0	
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
<ul style="list-style-type: none"> • Will it increase the quality and quantity of woodland cover? 	0	

• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	0	
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	✓	There is a public right of way close to the site
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0	
• Will it contribute to local distinctiveness and countryside character?	0	
9. Minimal pollution levels		
• 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
• 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
• Will it prevent unacceptable levels of noise and light pollution?	0	
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car	✓✓	See comments under objective 6
• Will it ease congestion on the road/rail network?	✓✓	Traffic generated as a result of development can be accommodated on to the highway network without causing significant capacity/traffic 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
• Will it improve existing provision of cycleways and footpaths?	✓✓	Well served by existing routes
• Will it make the environment for non car travel more attractive?	✓✓	Site is well served by non car modes of travel
• Will it improve rail services and facilities?	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	✓	Site lies within 400m of a bus stop on the key bus network.
• 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?	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.
• 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
	✓	The site can accommodate 35 dwellings/hectare
• Will it increase prevention, re-use, recovery and recycling of waste	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

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

R1005: Land off North Road, Ripon		
<ul style="list-style-type: none"> 0.39ha site currently in agricultural use The site could deliver around 14 dwellings 		
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? 	0	
<ul style="list-style-type: none"> Will it improve energy efficiency in housing? Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> Will it reduce the potential for social isolation with particular regard to disadvantaged groups? Will it improve and increase community facilities? 	0 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? Will it preserve, promote and enhance culture in the District? 	0 0	
6. Local needs met locally		
<ul style="list-style-type: none"> Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? Will it provide appropriate housing for local needs? Will it support the vibrancy of town and village centres? 	✓✓ 0 0	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. See comments made under objective 1
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 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? Will it increase the quality and quantity of woodland cover? 	xx 0	Very adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species

• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	0	
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	0	
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0	
• Will it contribute to local distinctiveness and countryside character?	xx	High adverse effect – Only appropriate if other factors are strongly in favour
9. Minimal pollution levels		
• Will it clean up contaminated land?	0	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	x	Greenfield land – loss of soils
• Will it prevent unacceptable levels of noise and light pollution?	0	
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car	✓✓	See comments under objective 6
• Will it ease congestion on the road/rail network?	✓✓	Traffic generated as a result of development can be accommodated on to the highway network without causing significant capacity/traffic 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
• Will it improve existing provision of cycleways and footpaths?	✓✓	Well served by existing routes
• Will it make the environment for non car travel more attractive?	✓✓	Site is well served by non car modes of travel
• Will it improve rail services and facilities?	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	✓	Site lies within 400m of a bus stop on the key bus network.
• 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?	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.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?)	x	Greenfield land but not Best and Good Agricultural Land
	✓	The site can accommodate 35 dwellings/hectare
• Will it increase prevention, re-use, recovery and recycling of waste	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

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

R1006: Land off North Road, Ripon		
<ul style="list-style-type: none"> 0.58ha site currently in agricultural use The site could deliver around 21 dwellings 		
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
<ul style="list-style-type: none"> Will it improve energy efficiency in housing? Will it increase the use of sustainable building practices? 	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
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
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? Will it reduce fear of crime? 	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> Will it reduce the potential for social isolation with particular regard to disadvantaged groups? Will it improve and increase community facilities? 	✓ x	Provision of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation 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? Will it preserve, promote and enhance culture in the District? 	✓ 0	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
6. Local needs met locally		
<ul style="list-style-type: none"> Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? Will it provide appropriate housing for local needs? Will it support the vibrancy of town and village centres? 	xx ✓ 0	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. See comments made under objective 1
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 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? Will it increase the quality and quantity of woodland cover? 	xx x	Very adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species Development would adversely affect a significant area of woodland cover

• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	0	
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	✓	There is a public right of way close to the site
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0	
• Will it contribute to local distinctiveness and countryside character?	xx	High adverse effect – Only appropriate if other factors are strongly in favour
9. Minimal pollution levels		
• Will it clean up contaminated land?	0	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	xx	Loss of Best and Good Agricultural Land (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	xx	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
• 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
• Will it improve existing provision of cycleways and footpaths?	✓✓	Well served by existing routes
• Will it make the environment for non car travel more attractive?	✓✓	Site is well served by non car modes of travel
• Will it improve rail services and facilities?	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	x	The site is not within 400m of a bus stop on the key bus network
• Will it increase the amount of energy from renewable sources that is generated and consumed?	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
• Will it reduce the risk of flooding?	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?)	xx	Loss of Best and Good Agricultural Land
	✓✓	The site can accommodate more than 35 dwellings per hectare
• Will it increase prevention, re-use, recovery and recycling of waste	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

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

R2000: Ripon Police Station, Ripon		
<ul style="list-style-type: none"> • 0.62ha site currently in agricultural use • The site could deliver around 20 dwellings 		
SA Objective	Performance	Commentary
1. Quality housing available to everyone		
• Will it make housing available to people in need?	✓	Site size would allow the council to negotiate an element of affordable housing under current policy
• Will it improve energy efficiency in housing?	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
• Will it increase the use of sustainable building practices?		
2. Conditions and services to engender good health		
<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
3. Safety and security for people and property		
• Will it reduce crime and disorder through design measures?	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
• Will it reduce fear of crime?		
4. Vibrant communities which participate in decision making		
• Will it reduce the potential for social isolation with particular regard to disadvantaged groups?	✓	Provision of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
• Will it improve and increase community facilities?	✗	Adverse impact on local schools
5. Culture, leisure and recreation activities available to all		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
• Will it preserve, promote and enhance culture in the District?	0	
6. Local needs met locally		
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?	✓✓	The site 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.
• Will it provide appropriate housing for local needs?	✓	See comments made under objective 1
• 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 	0	
8. Bio-diverse and attractive natural environment		
• Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?	✓	Neutral or slight effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species
• Will it increase the quality and quantity of woodland cover?	0	

• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	0	
• Will it promote and raise awareness of the enjoyment/benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	✓	There is a public right of way close to the site
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0	
• Will it contribute to local distinctiveness and countryside character?	0	
9. Minimal pollution levels		
• Will it clean up contaminated land?	0	
• Will it maintain and where possible improve air quality?	✓	No impact on objective values stated in the 2007 Air Quality Strategy
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soils to development	✓	Brownfield land – limited loss of soils
• Will it prevent unacceptable levels of noise and light pollution?	0	
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car	✓✓	See comments under objective 6
• Will it ease congestion on the road/rail network?	✓✓	Traffic generated as a result of development can be accommodated on to the highway network without causing significant capacity/traffic 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
• Will it improve existing provision of cycleways and footpaths?	✓✓	Well served by existing routes
• Will it make the environment for non car travel more attractive?	✓✓	Site is well served by non car modes of travel
• Will it improve rail services and facilities?	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	✓	Site lies within 400m of a bus stop on the key bus network.
• Will it increase the amount of energy from renewable sources that is generated and consumed?	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
• Will it reduce the risk of flooding?	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)?	✓	Would utilise brownfield land as part of the development
	✓	The site can accommodate 35 dwellings/hectare
• Will it increase prevention, re-use, recovery and recycling of waste	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

<ul style="list-style-type: none"> Will it enhance features and areas of historical/cultural value? Will it promote sensitive re-use of historic/culturally important buildings where appropriate? Will it conserve the character of historic settlements and conservation areas? Will it preserve and where appropriate enhance features of archaeological importance? 	xx	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
	x	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? 	0	
15. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it provide employment opportunities for local people? Will it contribute to improving diversity of employment opportunities? 	xx	Loss of employment
<ul style="list-style-type: none"> Will it ensure employment opportunities are accessible by public transport? 	xx	Loss of employment site accessible by public transport
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> Will it support existing businesses? Will it maximise local skills? Will it encourage investment (including inward investment)? Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	xx	Existing businesses on site will be displaced

R3005: The Cathedral Choir School		
<ul style="list-style-type: none"> • 4.08ha site currently in use as a school with associated sports pitches • The site could deliver around 107 dwellings 		
SA Objective	Performance	Commentary
1. Quality housing available to everyone		
• Will it make housing available to people in need?	✓✓	Site size will be capable of delivering a significant amount of affordable housing (30+)
• Will it improve energy efficiency in housing?	✓	Core Strategy Policy EQ1: Reducing Risks to the Environment addresses energy efficiency and sustainable design and construction
• Will it increase the use of sustainable building practices?		
2. Conditions and services to engender good health		
• Will it promote positive health and prevent ill health?	✓✓	Site is within 1km of a play area or amenity open space and/or 3km of an outdoor sport facility and is large enough to accommodate new amenity open space
• Will it encourage healthy lifestyles?		
• Will it address health inequalities	×	Development would effect existing or proposed sporting or recreational facility (including allotments)
3. Safety and security for people and property		
• Will it reduce crime and disorder through design measures?	✓	Core Strategy Policy C1: Inclusive Communities recognises the importance of design to reduce the fear of crime and incidence of anti social behaviour
• Will it reduce fear of crime?		
4. Vibrant communities which participate in decision making		
• Will it reduce the potential for social isolation with particular regard to disadvantaged groups?	✓✓	Provision of a significant amount of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
• Will it improve and increase community facilities?	0	
5. Culture, leisure and recreation activities available to all		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	✓	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
• Will it preserve, promote and enhance culture in the District?	0	Loss occurs but alternative provision is to be made .
6. Local needs met locally		
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?	××	The site 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.
• Will it provide appropriate housing for local needs?	✓✓	See comments made under objective 1
• Will it support the vibrancy of town and village centres?	0	
7. Education and training opportunities which build on the skills and capacity of the population		
• Will it promote lifelong learning and widening participation in lifelong learning activities?	0	
• Will it improve levels of basic skills		
• Will it provide opportunities for training and apprenticeships		
8. Bio-diverse and attractive natural environment		
• Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?	×	Some adverse effects on designated sites (SINC, SSSI, LNR) and/or priority habitats and species but appropriate siting/scale or mitigation should enable development
• Will it increase the quality and quantity of woodland cover?	0	

<ul style="list-style-type: none"> Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives 	?	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? 	0	
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	x	Moderate adverse – Some adverse effects but could be mitigated
9. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land? 	0	
<ul style="list-style-type: none"> Will it maintain and where possible improve air quality? 	0	
<ul style="list-style-type: none"> Will it maintain and where possible improve surface water and groundwater quality? 	?	
<ul style="list-style-type: none"> Will it maintain and where possible improve soil quality and minimise the loss of soils to development 	x	Greenfield land – loss of soils
<ul style="list-style-type: none"> Will it prevent unacceptable levels of noise and light pollution? 	0	
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it increase access to key resources and services by means other than the car 	xx	See comments under objective 6
<ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	✓	Ability to connect to the cycle network
<ul style="list-style-type: none"> Will it make the environment for non car travel more attractive? 	✓✓	Site is well served by non car modes of travel
<ul style="list-style-type: none"> Will it improve rail services and facilities? 	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions? 	xx	The site is not within 400m of a bus stop on the key bus network (50+ dwellings)
<ul style="list-style-type: none"> Will it increase the amount of energy from renewable sources that is generated and consumed? 	✓	RSS Policy ENV5 requires new developments of more than 10 dwellings or 1000m ² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low carbon sources
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	✓✓	Not in an area at risk from flooding (all within Flood Zone 1)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
<ul style="list-style-type: none"> Will it increase efficiency in water, energy and raw material use? 	x	New development will increase the use of primary resources, with new households resulting in an increase in energy and water consumption.
<ul style="list-style-type: none"> Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)? 	x	Greenfield land but not Best and Good Agricultural Land
	✓	The site can accommodate 35 dwellings/hectare
<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste 	x	New development will result in an increase in waste during the construction phase with new households increasing the amount of waste produced.
13. Protect and enhance the historic environment		

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