



CORE STRATEGY

Submission Draft

Sustainability Appraisal

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1.0 NON-TECHNICAL SUMMARY

Introduction

- 1.1 Harrogate Borough Council is preparing a new Local Development Framework (LDF) comprising a number of planning documents to guide new development within the District to 2021. The Core Strategy will set out the broad policy framework for the key planning issues facing Harrogate District up to 2021. The Core Strategy will provide the context for all other DPDs. It will set out:
- What the District should be like in 2021 (Vision)
 - What needs to be changed and managed to realise the vision (Objectives)
 - How these objectives can be achieved (Policies) including
 - Targets to measure achievement
- 1.2 An integral part of the process of preparing the Harrogate District Local Development Framework is a Sustainability Appraisal to assess the environmental, economic and social impact of the strategies and policies contained within it to ensure the Local Development Framework contributes to the achievement of sustainable development. Alongside this is the requirement to carry out a Strategic Environmental Assessment in line with the SEA Directive. The requirements of the SEA Directive have been fully incorporated in to the Sustainability Appraisal and this is signposted at table 2.1 in the main body of the report.

Methodology

- 1.3 The first stage of the Sustainability Appraisal involved reviewing relevant plans programmes and strategies, collecting information to develop an understanding of the social, environmental and economic health of the District to help understand the impact the Core Strategy would have on the development of the District, and identification of key sustainability issues. The Sustainability Appraisal Framework was also developed against which to assess the Core Strategy. This information was set out in a Scoping Report and a targeted consultation was undertaken.
- 1.4 A range of options were put forward to address the key planning issues facing the District up to 2021. These were appraised against each of the Sustainability Objectives and this showed how the options compared in sustainability terms. This has aided the development and refinement of options. The next stage is to predict and evaluate the effects of the Core Strategy DPD. This is in terms of their magnitude, geographical scale, and time period over which they will occur. Other factors are also taken into account for example whether the effect is temporary or permanent, positive or negative, frequency or secondary effects. Mitigation measures are also proposed to prevent, reduce or offset significant effects or to maximise beneficial impacts.

Baseline information and Key Sustainability Issues

- 1.5 Harrogate District lies within the County of North Yorkshire, to the north of the Leeds/Bradford conurbation and on the eastern fringes of the Yorkshire Dales. It is essentially rural in character but contains a number of important urban areas. The District's high quality environment, both natural and man made, is reflected in the number of designations including a World Heritage Site at Fountains Abbey and Studley Royal, 3 historic battlefields, 25 Sites of Special Scientific Interest (SSSI) and 2 areas of European wildlife importance.

- 1.6 The average house price in the District in Jan-Mar 2006 was £235,437 compared to £200,705 for all of North Yorkshire and £141,031 for the Yorkshire & Humber region. Whilst house prices have continued to rise, average earnings in Harrogate District have not grown correspondingly, remaining on a par with the regional average. This means that for many housing affordability is affecting their ability to continue to live in the District.
- 1.7 Unemployment rates in the District are low and relatively stable, with a figure of 1.1% recorded at December 2005. This compares favourably with both the regional (2.7%) and national figure (2.4%) Although generally prosperous there are pockets of deprivation. Rural economies are often characterised by dependency on limited employment sectors (including farming and tourism), basic services and small businesses with local markets. This in turn results in a limited range of job types often characterised by low pay and seasonality.
- 1.8 Car ownership levels are high in Harrogate, 82.2% of households own a car compared to the national average of 73.3%. Over 60% of the workforce travel to work by car. Many people travel to work in the urban centres of West Yorkshire, resulting in considerable levels of commuting, contributing to traffic congestion in those centres.
- 1.9 The following sustainability issues have been identified:
- Higher than average elderly population with outward migration of younger people
 - Rising house prices means that many cannot afford to continue living in the District
 - 17 wards are ranked in the 25% of wards in England with the poorest access to services with 8 wards in the poorest 10%
 - Incidents of anti-social behaviour are an increasing problem
 - Development pressures and changing agricultural practices have had a negative impact on landscape character and place pressures on historic buildings and assets
 - A large area of SSSIs is in an unfavourable condition with only a very small proportion in a favourable condition
 - A decline recorded in certain common species
 - The District has high levels of energy and water consumption and waste production
 - Car ownership levels are high
 - Implications for congestion of focussing development in Harrogate
 - Reliance in rural areas on limited employment sectors resulting in a limited range of job types often characterised by low pay and seasonality
 - Market towns in the District have been the subject of various regeneration initiatives to improve their economic position

Sustainability Appraisal Framework

- 1.10 The Sustainability Appraisal Framework provides a format for describing, analysing and comparing sustainability effects. The SA framework is based on the aims and objectives developed in the Regional Sustainable Development Framework (RSDF) prepared by the Regional Assembly

1.11 The Sustainability Objectives are:

Social

- 1) Quality housing available to everyone
- 2) Conditions and services to engender good health
- 3) Safety and security for people and property
- 4) Vibrant communities which participate in decision making
- 5) Culture, leisure and recreation activities to all
- 6) Local needs met locally
- 7) Education & training opportunities which build the skills and capacity of the Population

Environmental

- 8) Bio-diverse and attractive natural environment
- 9) Minimal pollution levels
- 10) A transport network which maximises access whilst minimising detrimental impacts
- 11) Minimise greenhouse gas emissions and a managed response to the effects of climate change
- 12) Prudent and efficient use of energy and natural resources with minimal production of waste
- 13) Protect and enhance historic heritage assets
- 14) A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development

Economic

- 15) Good quality employment opportunities available to all
- 16) Conditions for business success, economic growth and investment

Testing the Core Strategy Objectives against the Sustainability Appraisal Objectives

1.12 A number of strategic objectives have been developed to support the spatial vision of the Core Strategy. These have been appraised against the Sustainability Appraisal Framework. Overall it was found that there was a good level of consistency with only a limited number of areas where potential inconsistencies were found or areas of uncertainty.

Option selection and assessment

1.13 As part of developing the Core Strategy a number of possible options for meeting the issues were developed. These were appraised against the sustainability appraisal framework to help identify the most sustainable option. Table 6.1 in the main body of the report provides a summary of the comparison of the options.

Prediction and evaluation of significant effects

1.14 Following the assessment of the options, Preferred Options were developed. An assessment of the Preferred Options was undertaken to ascertain: the nature of the effect (positive, negative, neutral); significance; time period (short, medium or long term). The assessment also examined the likelihood of an effect occurring, the geographical scale and whether it was temporary or permanent. Cumulative effects of the Preferred Options were considered too. A summary of the effects of the preferred options is set out below.

<p>Preferred Option – Matching growth with housing need (Policy SG1) Positive effect on the delivery of affordable housing in settlements across the District as it is based in part on housing need. It can also positively contribute to creating vibrant communities by reducing social isolation and creating mixed, well balanced communities. Negative impacts have been identified on a number of the environmental objectives, particularly in respect of SA objectives 11 and 12 (greenhouse gas emissions and energy and natural resources.)</p>
<p>Preferred Option – Identification of sustainable villages (Policy SG2) Positive effect on the provision of affordable housing in the market towns and villages. It also offers the potential to sustain (or increase) local services and facilities in these villages. Locating development within those settlements that have a bus service provides an opportunity for people to access jobs and services by modes other than the car. Negative impacts have been identified on a number of the environmental objectives, particularly in respect of SA objectives 11 and 12 (greenhouse gas emissions and energy and natural resources.)</p>
<p>Preferred Option – Development in the Countryside and Green Belt (Policy SG3) The policy approach does not perform well against the environmental objectives. Development in the countryside has the potential to have a negative impact on biodiversity and the natural environment. It also has the potential to result in unsustainable transport patterns by encouraging car travel to access jobs and services. This option does, however provide for the re-use of rural buildings to create new dwellings and new business premises. The option performs well against the economic indicators providing as it does support for rural economy, including existing agriculture and providing opportunity to diversify employment opportunities in rural areas.</p>
<p>Preferred Option – Release and phasing of land for housing (Policy SG5) This option is focussed on the process of releasing land for housing. Spatial expression will be given to this policy through the Site Allocations DPD. The assessment has therefore focussed on the social and economic objectives. Enabling the timely release of land for housing will help to secure the provision of affordable housing to meet identified local needs. It also supports the vibrancy of settlements.</p>
<p>Preferred Option – Targets and thresholds for affordable housing (Policies HLP1 & HLP2) Contribute in a major positive way to the provision of affordable housing over the short, medium and long term. This in turn will have a positive impact on securing mixed, well balanced communities. It will also help to meet local needs housing which in turn may help to support the vibrancy of town and village centres. The provision of affordable housing could help businesses to recruit and retain staff.</p>
<p>Preferred Option – 100% affordable housing on village edges as rural exception sites (HLP3) Potential to contribute in a positive way to the provision of affordable housing in rural areas with identified need. There is the potential for this option to have a negative impact on some of the environmental objectives.</p>
<p>Preferred Option – Small scale new build adjacent to suitable rural conversions (HLP4) This will make a positive contribution to the delivery of affordable housing albeit on a small scale. Housing development in the countryside may result in unsustainable transport patterns by requiring car travel to access services and jobs. The re-use of redundant rural buildings represents an efficient use of land. Conversions can have a negative impact on the character of these buildings which are an important part of the District's heritage.</p>
<p>Preferred Option – Where restrictive occupancy conditions are removed from dwellings then the re-occupation will be limited to local people (HLP5) It will provide housing for local people but the extent of the impact is uncertain, although it is likely to be limited. In the case of agricultural workers dwellings it will need to be clearly demonstrated that there is no need for the dwelling for this purpose. It has the potential to allow people to live and work within the area which in turn helps to support the local economy and services helping to create vibrant communities.</p>

Preferred Option – Protect the best performing sites from further encroachment from non B1, B2 & B8 class uses. To protect all other sites from loss to other uses through a criteria based policy. (JB3)

Allowing some sites to come forward for alternative uses offers the opportunity to provide affordable housing or other community facilities to meet local needs. However the nature of employment land provision in the District suggests that the number of sites that would be considered for release to alternative uses would be limited, therefore the positive impacts will be small scale. Releasing previously developed land for other uses has the potential to reduce pressure for Greenfield land, particularly for housing. Protecting the best employment sites from further encroachment helps to retain a range of employment opportunities within the District. Allowing some sites to come forward for mixed use development can help to bring forward employment development on underused/vacant sites enabling sites to contribute more fully to the local economy. In releasing poorly performing/located sites there is a danger that sites that support those industries that require premises at the cheaper end of the market will be displaced.

Preferred Option – Promote additional land for employment use within Harrogate Knaresborough and Boroughbridge (Policy JB3)

There is a shortage of readily available employment land within Harrogate town and Knaresborough. Promoting additional land would have a significant impact in the short term. Over the longer term seeking additional land in Boroughbridge would provide benefits for the local economy. In providing additional employment land it would help those existing businesses that wish to expand and may encourage inward investment. Development of Greenfield land also has negative impacts for example on habitats, species and countryside character. It will also result in the loss of soils to development. It also has implications for the amount of surface water run-off that the existing drainage infrastructure has to accommodate

Preferred Option – Maintain the economic role of the Borough with emphasis placed on the priority actions set out in the Sub-Regional Investment Plan (Policy JB1)

Significant positive effect on the economic objectives. The nature of the preferred approach is such that there was no effect on many of the environmental objectives – this will largely be determined by how the policy is implemented.

Supporting the Conference and Business Tourism Sector (Policy JB2)

Conference and business tourism enables the development of a wider range of cultural, leisure and recreational facilities than would otherwise be available in a town the size of Harrogate. This in turn supports the vibrancy of the town centre. Against the environmental objectives the most significant impact is in respect of the historic environment. Many of the hotels that successfully operate in the town are located in either listed buildings or in the Conservation Area. These buildings are generally in good condition because there is business confidence to invest in maintenance and improvement. Conference and business tourism is an important employment sector in the local economy and this approach will support potentially increase job numbers. It will provide support for existing businesses and create business confidence to encourage investment, this includes in the expansion of Harrogate Conference Centre

Preferred Option - Identify Harrogate Town as an area where shopping growth will be located and maintain the vitality and viability of Knaresborough and Ripon as principal service centres and Boroughbridge, Masham and Pateley Bridge as local service centres (Policy JB4)

Maintaining the existing roles of the sub regional town centre and the other District town and local centres will overall have a positive result on cultural, leisure and recreational facilities and will help to support the needs of businesses in these areas. It will also provide new employment opportunities. The provision of retail development in accessible locations also brings environmental benefits for example it provides an opportunity to access shopping facilities by public transport and or walking and therefore offers the potential to reduce private car use for shopping trips. Increased retail provision within Harrogate will, in the medium to longer term result in an increase in the use of primary resources and will also increase the demand for energy and generate more waste.

<p>Preferred Option – Provide support for the Local Transport Plan and to encourage a shift away from car travel and improve efficiency of the existing transport network (Policies TRA1&TRA2)</p> <p>Proposed measures had positive effects on many of the objectives. The positive impacts are likely to increase in the longer term as improvements to the transport network are implemented and more development is constructed taking into account this preferred approach. Negative effect was identified on biodiversity as a result of transport infrastructure schemes, although these may be temporary and related to the construction phase.</p>
<p>Preferred Option – Development and conservation schemes should make a positive contribution to environmental improvement (Policies EQ1 & SG4)</p> <p>Makes a positive contribution to many of the objectives either directly or as a result of secondary effects. Many of the effects increase over time as new development comes forward which encompasses the measures set out in the preferred approach.</p>
<p>Preferred Option – Area based policy to restrict inappropriate development (Policy EQ2)</p> <p>Makes a positive contribution to many of the objectives either directly or as a result of secondary effects. An area based protection policy may prejudice the provision of affordable housing and employment land provision. The effects are uncertain but if they occur it is likely to over the medium to longer term. The restriction of development in the countryside and designated areas could have a harmful impact on rural diversification</p>
<p>Preferred Option – To support the needs of all sections of the community (Policy C1)</p> <p>Has a positive effect on all of the social objectives. The nature of the preferred approach is such that there was no effect on many of the environmental objectives – this will largely be determined by how the policy is implemented.</p>
<p>Preferred Option – Developers to provide and/or contribute towards community and other infrastructure needs generated directly by their development (Policy C1)</p> <p>Positive effect on a majority of the sustainability appraisal objectives and no significant negative impacts were identified. This option offers the potential to off set some of the less desirable consequences of some of the other options within the Core Strategy.</p>
<p>Accommodation for Gypsies and Travellers (Policy C2)</p> <p>The impact of this Preferred Option is likely to be small due to the nature of any likely development . Where impacts against the Sustainability Appraisal objectives have been identified these are generally positive. It provides for appropriate accommodation on site that are well located to A and B settlements which will ensure a reasonable level of access to services and facilities.</p>
<p>Preferred Option – Community Sports Regeneration Area Action Plan (Policy C3)</p> <p>This is the subject of a separate detailed Sustainability Appraisal which includes the 'do nothing' option. Work undertaken to date can be viewed in the Community Sports Regeneration Area Action Plan – Issues and Options Consultation. A summary of the options and their appraisal is set out at Chapter 8. More options are likely to come forward as the Area Action Plan is prepared. A Sustainability Appraisal of the most up to date options, including alternative locations will be submitted to the Secretary of State in January 2008.</p>

Monitoring

- 1.15 A single monitoring framework is being developed to encompass the various documents that are being prepared as part of the Harrogate Local Development Framework. This will ensure that the significant sustainability effects of implementing the plan are monitored to identify any unforeseen adverse effects and enable remedial action to be taken. Sustainability Appraisal monitoring will be incorporated into the existing monitoring arrangements

2.0 INTRODUCTION

Harrogate District Local Development Framework

- 2.1 The Harrogate District LDF will replace the Harrogate District Local Plan (HDLP) incorporating the Selective Alteration and help to guide new development and land use up to 2021. Unlike the HDLP the new Harrogate District LDF will not be a single large document, instead it will be made up of several smaller documents which can be produced, reviewed and altered more quickly than before. The Council's programme of work on the Harrogate District LDF is set out in our Local Development Scheme. This can be downloaded from the Council's Planning website at: www.harrogate.gov.uk/ldf
- 2.2 The Core Strategy is the first Development Plan Document (DPD) that the Council is preparing. This will set the context for all other DPDs. The Core Strategy will set out the broad policy framework for the key planning issues facing Harrogate District up to 2021. When adopted the Core Strategy will set out:
- What the District should be like in 2021 (Vision)
 - What needs to be changed and managed to realise the vision (Objectives)
 - How these objectives can be achieved (Policies) including
 - Targets to measure achievement

Sustainability Appraisal and Strategic Environmental Assessment

- 2.3 Sustainability Appraisal is a systematic and iterative process that identifies and reports on the likely significant effects of the plan. It is a process that appraises the social, environmental and economic effects of strategies and policies to ensure that decisions are made in accordance with the principles of sustainable development.
- 2.4 In preparing the Harrogate District Local Development Framework (LDF) there is a requirement on the Borough Council to comply with European Union Directive 2001/42/EC which requires strategic environmental assessment (SEA) of certain plans and programmes. The objective of the Directive is:
- “to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development, by ensuring that, in accordance with this Directive, an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment”*
- 2.5 It has been determined by the Authority that an SEA is required for the Core Strategy DPD as significant environmental effects are likely given the nature of the issues that it addresses
- 2.6 The requirements of the SEA Directive are fully incorporated into the sustainability appraisal. Table 2.1 sets out the requirements of the SEA Directive and where these are located within the Sustainability Appraisal Report.

Table 2.1 : Requirements of the SEA Directive

Requirements of the SEA Directive	Location in SA Report
Where an environmental assessment is required an environmental report shall be prepared in which the likely significant effects on the environment of implementing the plan, and reasonable alternatives taking into account the objectives and geographical scope of the plan, are identified, described and evaluated. The information to be given is:	
a) An outline of the contents, main objectives of the plan, and relationship with other relevant plans and programmes;	Chapters 4&5 Appendix 2
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan;	Chapter 4 Appendix 3
c) The environmental characteristics of areas likely to be significantly affected;	Chapter 4 Appendix 3
d) Existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	Chapter 4 Appendix 3
e) The environmental protection objectives, established at international, Community or national level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation;	Appendix 2
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects);	Chapters 6, 7, 8 Appendices 6, 7, 8
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan;	Chapter 7, 8
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Chapter 6 Appendices 6 & 7
i) a description of measures envisaged concerning monitoring in accordance with Article 10;	Chapter 9
j) a non-technical summary of the information provided under the above headings	Non-technical summary
The report must include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment	
Consultation requirements <ul style="list-style-type: none"> • authorities with environmental responsibilities, when deciding on the scope and level of detail of the information which must be included in the environmental report (Article 5.4) 	Chapter 3 Appendix 1
<ul style="list-style-type: none"> • authorities with environmental responsibilities and the public, to give them an early and effective opportunity within appropriate time frames to express their opinion on the draft plan and the accompanying environmental report before the adoption of the plan (Article 6.1, 6.2) • Other EU Member State, where the implementation of the plan is likely to have significant effects on the environment in these countries (Article 7) 	Chapter 3 Appendix 1 Not applicable

Taking the environmental report and the results of the consultations into account in decision-making (Article 8)	
<p>Provision of information on the decision: When the plan is adopted, the public and any countries consulted under Article 7 must be informed and the following made available to those so informed:</p> <ul style="list-style-type: none"> • the plan as adopted • a statement summarising how environmental considerations have been integrated into the plan and how the environmental report of Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Article 7 have been taken into account in accordance with Article 8, and the reasons for choosing the plan as adopted, in the light of the other reasonable alternatives dealt with; and • the measures decided concerning monitoring (Article 9) 	Not applicable at this stage
Monitoring the significant environmental effects of the plan's implementation (Article 10)	Not applicable at this stage

Report Structure

2.7 This report sets out the Sustainability Appraisal for the Core Strategy DPD. The rest of the report is structured as follows:

- Section 3 sets out the approach taken to the Sustainability Appraisal, including who carried out the appraisal and when, and how consultation has been undertaken
- Section 4 provides a characterisation of the area drawn from baseline information and reviews other relevant plans and programmes. This has helped to highlight a number of sustainability issues. It also documents the approach to developing the sustainability appraisal framework
- Section 5 sets out how the objectives of the Core Strategy have evolved and documents the appraisal of these against the SA objectives
- Section 6 sets out how the main options were identified and summarises the comparison of the social, environmental and economic effects of the options
- Section 7 provides details of the appraisal of the preferred options, including cumulative effects and proposals for mitigation measures
- Section 8 provides details of further appraisal work undertaken following the publication of the preferred options and prior to the submission of the Core Strategy
- Section 9 provides a commentary on the monitoring framework.

3.0 APPRAISAL METHODOLOGY

Approach adopted to Sustainability Appraisal

- 3.1 The Sustainability Appraisal of the Core Strategy DPD has been prepared in accordance with guidance on Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks¹. Table 3.1 sets out the various stages of the SA process.

Table 3.1 : Stages in the Sustainability Appraisal Process

Stage A : Setting the context and objectives, establishing the baseline and deciding on the scope	
A1.	Identification of other relevant plans and programmes that will affect or influence the Core Strategy DPD – this identifies how the Core Strategy DPD is influenced by outside factors
A2.	Collection of baseline information – this provides the basis for predicting and monitoring effects and helps to identify sustainability issues
A3.	Identification of sustainability issues – this provides an opportunity to define key issues and develop sustainable plan objectives
A4.	Development of the SA Framework – this provides the mechanism to appraise the sustainability of the Core Strategy DPD
A5.	Consultation on the scope of the SA – this ensures that the SA will be comprehensive and robust enough to support the Core Strategy DPD during later stages
Stage B : Developing and refining options and assessing effects	
B1.	Testing the Core Strategy DPD objectives against the SA Framework – this ensures that the objectives are in line with sustainability principles
B2.	Developing the Core Strategy DPD Options– Options are developed in consultation to achieve the objectives of the Core Strategy
B3.	Predicting the effects of the Core Strategy DPD - this ensures that all significant effects of the options being considered have been predicted
B4.	Evaluating the effects of the Core Strategy DPD – this allows an assessment of the significance of the predicted effects to be made
B5.	Mitigating adverse effects and maximising beneficial effects – reduces adverse effects and improves positive effects
B6.	Developing proposals for monitoring – to show how the Core Strategy DPD is performing in terms of sustainability objectives
Stage C : Preparing the Sustainability Appraisal Report	
C1.	Preparing the Sustainability Appraisal Report – this documents the SA process
Stage D : Consulting on the Preferred Options of the Core Strategy and the SA Report	
D1.	Consulting on the SA Report and the Preferred Options – provides an opportunity for statutory bodies and the public to comment
D2.	Appraising significant changes – to ensure that the sustainability implications are understood
D3.	Decision making and providing information – provides information on how the SA process has been taken into account in preparing the Core Strategy DPD
Stage E : Monitoring the significant effects of implementing the Core Strategy	
E1.	Monitoring the significant effects of the Core Strategy DPD – to measure the sustainability performance and identify unforeseen adverse effects
E2.	Responding to adverse effects – to consider how to react if monitoring reveals adverse effects

- 3.2 The Sustainability Appraisal of the Core strategy DPD was carried out by planning officers of Harrogate Borough Council. It has been undertaken alongside the

¹ Reference has also been had to “A Practical Guide to the Strategic Environmental Assessment Directive (ODPM 2005)

preparation of the Core Strategy DPD and has been an integral part of the evolution of the Core Strategy.

Stage A : Setting the Scope

- 3.3 This stage was carried out during the pre-production and evidence gathering phase of preparing the Core Strategy. The following activities were undertaken:
- A review of relevant plans, programmes and strategies
 - Collection of baseline information in order to be able to predict and monitor the effects of the Core Strategy. This includes looking at how the plan area might develop without the Core Strategy being in place.
 - Identification of the key sustainability issues
 - Development of the Sustainability Appraisal Framework, including objectives and indicators. This is largely drawn from the Regional Sustainable Development Framework.
 - An initial appraisal of the draft objectives for the Core Strategy against the SA Objectives to identify areas of compatibility or inconsistency²
- 3.4 A Scoping Report presenting the information collected at this stage and outlining the SA Framework was published for a targeted consultation lasting six weeks. Consultation at this stage helped to ensure that the Sustainability Appraisal was comprehensive, robust and adequate to support the Core Strategy DPD during the later stages of full public consultation and examination.

Stage B : Developing and Refining Options

- 3.5 A range of options have been developed which form different ways of addressing key planning issues facing the District up to 2021. The options have been developed through an analysis of technical studies carried out as part of developing the evidence base, consultation responses to an Issues Paper published in Summer 2004, District Panel Questionnaire (March 2004) and LDF workshop discussions with key stakeholders and the wider community during Spring 2005. The options have been tested, in broad terms, against the Sustainability Appraisal Framework to assess their performance in sustainability terms, with reference to social, environmental and economic factors.
- 3.6 The performance of the options against the Sustainability Appraisal Framework is set out in an appraisal schedule. Each option was given either a positive impact (+), negative impact (-), uncertain impact (?) or no relationship (x) against each of the Sustainability Appraisal objectives. This showed how the options compared in sustainability terms. This information was published alongside the Issues and Options Report which was the subject of public consultation from 16 September to 11 November 2005 (extended to 16 December 2005)
- 3.7 Predicting the effects of the options involves the identification of changes to the baseline position as a result of implementing the options. The nature of the effect is identified and then described in terms of its magnitude, time period of the effect (short, medium, long term), likelihood/certainty of the effect occurring, geographical scale, whether the effect is temporary or permanent, secondary, cumulative and/or synergistic effects. A qualitative approach to prediction has been taken and in line with current practice the following scale is used:

² Stage A of the SA was undertaken prior to the final guidance on Sustainability Appraisals was published which moved testing objectives to Stage B of the process. The emerging Core Strategy Objectives have been kept under review through out the process

- ✓✓ Very positive
- ✓ Positive
- Neutral/No relationship
- ? Uncertain
- x Negative
- xx Very Negative

Where symbols are contained within brackets this indicates that the effect may be positive or negative but the extent of which is uncertain.

- 3.8 Having identified and described the likely effects of the options the next stage is to evaluate their significance. Again a qualitative approach has been adopted, taking into account consultation responses. In determining the significance of an effect the following have been taken into account: probability, duration, frequency and reversibility of the effect, including cumulative effects, the geographical areas and size of population likely to be affected.

Stage C : Preparing the Sustainability Appraisal Report

- 3.9 The Sustainability Appraisal Report documents the appraisal process and is a key output. It presents information on the effects of the plan on which formal public consultation is carried out

Stage D : Consulting on the Preferred Options and Sustainability Appraisal Report

- 3.10 The Sustainability Appraisal Report was published alongside the Preferred Options Report for consultation during June and July 2006. The Sustainability Appraisal Report has been revised to take account of any significant changes made to the Core Strategy DPD and to address comments made on the appraisal process. The Core Strategy has now been submitted to the Secretary of State for independent examination. It is accompanied by the Sustainability Appraisal Report.

Stage E : Monitoring the Implementation of the Core Strategy DPD

- 3.11 Monitoring of the implementation of the Core Strategy DPD will be undertaken following its adoption. This will be reported in the Annual Monitoring Report. Monitoring will provide for the identification of unforeseen adverse effects and enable appropriate remedial action to be investigated.

Consultation

- 3.12 Consultation on the Scoping Report was carried out between 18 February and 1 April 2005. The Scoping Report was sent to the four designated consultation bodies (English Nature, English Heritage, Countryside Agency and Environment Agency). In addition to the four designated consultation bodies the following were also consulted:

- Adjacent District Councils
- Government Office for Yorkshire and the Humber
- Yorkshire and the Humber Assembly
- North Yorkshire County Council
- Nidderdale AONB Joint Advisory Board
- Harrogate Local Strategic Partnership
- Harrogate District Action for the Environment Group
- Strategic Health Authority

- Yorkshire Forward
- Utility Companies
- Strategic Rail Authority

A full list of consultees is set out at Appendix 1. The Scoping Report was also placed on the Council's website and paper copies were available from the Council's Department of Development Services.

- 3.13 Consultation responses were received from six organisations. There was general satisfaction with the approach adopted by the Council to the Sustainability Appraisal and the comments made were in respect of detailed issues. These are set out at Appendix 1 together with the proposed amendments to the Sustainability Appraisal as a result of the consultation responses.
- 3.14 Sustainability Appraisal information was published on the Council's website to accompany the Issue and Options consultation between 16 September and 11 November 2005 (extended to 16 December 2005). Consultation responses were received from four organisations and these have been summarised at Appendix 1 together with a commentary on the way in which these responses have influenced the appraisal process and selection of Preferred Options.
- 3.15 The Sustainability Appraisal Report was published alongside the Preferred Options for consultation between 9 June and 21 July 2006. Consultation responses were received from four organisations and these have again been summarised at Appendix 1 together with a commentary on the way in which these responses have influenced the appraisal process.

4.0 ESTABLISHING THE BASELINE AND PROVIDING A CONTEXT

Links to other strategies, plans and programmes

4.1 A review has been carried out of other relevant plans, programmes and objectives set out in policies and legislation which may influence the development of the LDF³. The purpose of this exercise is to :

- identify any social, environmental or economic objectives that should be reflected in the LDF
- identify any factors that might influence the preparation of the LDF
- consider whether the policies in other plans or programmes might lead to cumulative effects when combined with strategies and proposals of the LDF.

4.2 The following strategies, plans and programmes have been reviewed.

International & European Context

- Ramsar Convention, Ramsar Bureau 1971
- Kyoto Protocol, United Nations 1992
- Johannesburg Declaration on Sustainable Development, United Nations 2002
- EU Framework Directive on Waste (75/442/EEC as amended by 91/156/EEC)
- EU Birds Directive (79/409/EEC as amended by 97/49/EC)
- EU Nitrates Directive (91/676/EEC)
- EU Habitats Directive (93/43/EEC as amended by 97/62/EC)
- EU Air Quality Directive (96/62/EC)
- EU Water Framework Directive (2000/60/EC)
- European Spatial Development Perspective

National Context

- Securing the Future – UK Government Sustainable Development Strategy, (CM6467), 2005
- Rural White Paper: Our Countryside: The Future: A Fair Deal for Rural England, DETR 2000
- Urban White Paper: Our Towns and Cities: The future: Delivering an Urban Renaissance, DETR 2000
- National Air Quality Strategy: Working Together For Clean Air, DETR 2000
- Transport 2010: The Ten Year Plan, DETR 2000
- Energy White Paper : Our Energy – Creating a Low Carbon Economy, DTI 2003
- Communities Plan – Sustainable Communities in Yorkshire & the Humber, ODPM 2003
- Northern Way Growth Strategy (A Work in Progress, 2004)
- The Historic Environment : A Force for the Future, DCMS 2001
- PPS1: Delivering Sustainable Development, ODPM 2005
- PPG2: Green Belts, DETR 1999
- PPS3: Housing, DCLG 2006
- PPG4: Industrial, Commercial Development and Small Firms, DoE 1992
- PPS6: Planning for Town Centres, ODPM 2005

³ The SEA Directive requires information to be provided on 'the relationship [of the plan or programme] with other relevant plans and programmes' and the environmental protection objectives, established at international, Community or national level which are relevant to the plan or programme...'

- PPS7: Sustainable Development in Rural Areas, ODPM 2004
- PPG8: Telecommunications, DTLR2001
- PPS9: Biodiversity & Geological Conservation, ODPM 2005
- PPS10: Planning for Sustainable Waste Management, ODPM 2005
- PPS11: Regional Spatial Strategies, ODPM 2004
- PPS12: Local Development Frameworks, ODPM 2004
- PPG13 Transport, DTLR 2001
- PPG14: Development on Unstable Land, DOE1990
- PPG15: Planning and the Historic Environment, DOE1994
- PPG16 Archaeology and Planning, DOE 1990
- PPG17: Planning for Open Space, Sport and Recreation, ODPM 2002
- PPG21: Tourism, DOE 1992
- PPS22: Renewable Energy, ODPM
- PPS23: Planning and Pollution Control, ODPM 2004
- PPG24: Planning and Noise, DOE1994
- PPS25: Development and Flood Risk, DCLG 2006

Regional and Local Context

- RPG12: Regional Planning Guidance including selective alteration, GOYH 2003
- The Yorkshire & Humber Plan, Draft Regional Spatial Strategy, Regional Assembly, 2005
- Advancing Together: Towards a Sustainable Region, Regional Assembly 2003
- Regional Economic Strategy (2006-2015), Yorkshire Forward 2006
- Regional Sustainable Development Framework
- Regional Cultural Strategy
- Regional Housing Strategy (2005-2011), Regional Assembly 2005
- Regional Waste Strategy, Regional Assembly 2004
- Regional Environmental Enhancements Strategy, Regional Assembly
- North Yorkshire Local Transport Plan, NYCC 2000
- North Yorkshire Waste Local Plan, NYCC 2006
- North Yorkshire Minerals Local Plan, NYCC 1997
- Pre-Deposit Consultation Draft North Yorkshire Structure Plan, NYCC 2003
- Harrogate District Tourism Strategy, Harrogate BC 2000
- Harrogate District Community Safety Strategy, Harrogate BC, 2002
- Harrogate District Community Plan, Harrogate LSP 2003
- Action for the Environment: Harrogate District LA21 Plan, Harrogate BC 2003
- Harrogate District Cultural Strategy: Looking to the Future, Harrogate BC 2003
- Harrogate Corporate Vision, Harrogate BC 2003
- AONB Management Plan, Nidderdale AONB Joint Advisory Committee 2004

4.3 Appendix 2 details the outcome of this review. The review has highlighted a number of key issues that the Core Strategy DPD will need to take into account (in no priority order):

- Promote vibrant rural communities with good accessibility to rural services and employment
- Reduce pressure on natural resources including reducing waste and greenhouse gas emissions, promoting energy efficiency and limiting pollution
- Provide affordable, decent homes
- Provide for a genuine choice of mode of transport for access to key services and facilities with a focus on reducing traffic congestion

- The need to protect and enhance designated sites (natural and built heritage)
- Encourage business growth and innovation by supporting different employment sectors/size of firms

Baseline Information

- 4.4 In order to be able to predict and monitor the effects of the strategies and policies contained within the Harrogate District LDF it is necessary to have an understanding of the baseline position. This requires the collection of data to assess the current and likely future state of the Plan area.⁴ This exercise also helps to identify sustainability issues of particular relevance to this District. The outcome of this work is set out in detail at Appendix 3 with a characterisation summary of the area set out below. In the course of this work where baseline information is not available or where it is considered to be unsatisfactory this has also been documented.

Administrative Context

- 4.5 Harrogate District lies within the County of North Yorkshire and is one of the largest in England, extending over some 1,308 sq km. It lies to the north of the Leeds/Bradford conurbation and on the eastern fringes of the Yorkshire Dales. The District is essentially rural in character but it contains a number of important urban areas. The major settlements of Harrogate, Ripon and Knaresborough account for 65% of the District's population. In addition the market towns of Pateley Bridge, Masham and Boroughbridge provide local services and employment opportunities to the surrounding rural populations.
- 4.6 The A1 London-Edinburgh passes through the District with connections to the M1 via a new link around the south and east of Leeds. Other important routes are the A61 Ripon-Harrogate-Leeds road and the A59 provides a link via Skipton into Lancashire. The Leeds-Harrogate-York railway line also runs through the District, providing an important connections to the Inter-city network at Leeds and York.

Population

- 4.7 The 2001 census recorded a population in Harrogate district of 151,339. Between 1991 and 2001 the population increased by 5.4%. According to Population Projections for Yorkshire & the Humber Region the District is expected to experience a further growth in population reaching an estimated 165,400 by 2021. These projections do not take account of future changes to planning policy.
- 4.8 2001 Census data shows a population profile of the District characterised by a higher than national average in all 50+ age groups but a significantly lower than national average in the 20-35 age groups. Key reasons for this are thought to be a combination of inward migration of middle aged people with families and those looking to retire to take advantage of the high quality of life afforded in the District, together with the outward migration of younger people to take up university places but who then are precluded from returning to the District because of the upward pressure on house prices.⁵

⁴ The SEA Directive requires an assessment of 'the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme'

⁵ Source Harrogate District Community Plan, Oct 2003; Harrogate District Local Economic Overview, Sept 2003

Housing

- 4.9 Harrogate has experienced significant increases in house prices during the last 8 years with a result that house prices in the District exceed both the regional and North Yorkshire average. The average house price in the District in Jan-Mar 2006 was £235,437 compared to £200,705 for all of North Yorkshire and £141,031 for the Yorkshire & Humber region⁶.
- 4.10 Whilst house prices have continued to rise, average earnings in Harrogate District have not grown correspondingly, remaining on a par with the regional average. This means that for many housing affordability is affecting their ability to continue to live in the District. This is supported by the Housing Needs Assessment, 2006 which shows that many existing and newly forming households cannot afford to buy or rent open market housing.
- 4.11 Housing affordability has implications for the delivery of public services and the wider district economy. Many of those employed in the delivery of health and education services are on relatively low salaries. Similarly those employed in the District's tourism industry and in rural jobs cannot afford to live locally.

Employment & Economic Activity

- 4.12 The 2001 Census reported 77,943 economically active individuals of working age in the district, representing an economic activity rate of 71% compared to a national rate of 67%. Within the District both full time employment and those who are self-employed is above the national average. Unemployment rates in the District are low and relatively stable, with a figure of 1.1% recorded at March 2007. This compares favourably with the both the regional (2.9%) and national figure (2.6%)
- 4.13 In terms of employment sectors the picture in Harrogate District largely mirrors the regional and national picture. However, there are notable exceptions in manufacturing which is significantly lower whilst retail, hotels and agriculture are higher.
- 4.14 Although generally prosperous there are pockets of deprivation. The Index of Multiple Deprivation(DETR 2000) indicates that one ward is within the 40% of the most deprived wards in the Country and two others are within the 50% most deprived. Although providing a useful indicator of deprivation the Index of Multiple Deprivation has been criticised as having an urban bias that can hide deprivation in rural areas. Rural economies are often characterised by dependency on limited employment sectors (including farming and tourism), basic services and small businesses with local markets. This in turn results in a limited range of job types often characterised by low pay and seasonality.

Education, Skills and Training

- 4.15 Educational attainment in the District 16 year olds at GCSE level is significantly above both the national and Local Education Authority (LEA) average. In 2003 67% achieved 5 or more GCSE at grade A*-C relative to 60% for the LEA and 53% nationally. Beyond 16 the majority (73%) choose to stay in education with 81.5% of those leaving school at 18 choosing to continue their studies rather than enter the job market.

⁶ Source Land Registry

- 4.16 Within the District there is also a relatively high proportion of adults with qualification levels at NVQ4 or above when compared with the regional average. Similarly it has a smaller proportion of adults with no qualifications. Overall the District performs better than the national average in terms of basic skills (literacy and numeracy). However 5 wards in the District have above average levels for poor literacy and 2 wards with above average levels for poor numeracy.

Environment, Biodiversity and Natural Resources

- 4.17 The District's high quality and diverse landscape and wildlife is an important asset, valued by both residents and visitors. The western part of the District, centred on Nidderdale has been designated as an Area of Outstanding Natural Beauty. To the east is relatively flat, high quality farmland comprising part of the Vale of York. The high quality environment, both natural and man made, is reflected in the number of designations. There is a World Heritage Site at Fountains Abbey and Studley Royal, 150 Scheduled Ancient Monuments, 3 historic battlefields, 12 historic parks and gardens 52 conservation areas, 2900 listed buildings, 4 local nature reserves, 25 Sites of Special Scientific Interest (SSSI) and 2 areas of European wildlife importance.
- 4.18 Changes to agricultural practices and development pressures threaten this high quality environment, resulting in the loss of landscape character and biodiversity. A large area of SSSI is in an unfavourable condition with only a small proportion in a favourable condition. International and national concerns in respect of biodiversity are also seen at the local level with a decline in common species like water voles and house sparrows. Habitat loss, pollution and invasive species are all issues to be addressed.
- 4.19 The District experiences high levels of energy and water consumption, waste production and car ownership and usage, all of which contribute to climate change⁷. Historically the District has had low levels of household waste recycling which partially reflects the dispersed nature of the population. Recent improvements in waste recycling in the District have resulted in both the 2003/04 target of 14% and 2005/06 target 21% being met.
- 4.20 Data collected in 1995 indicated that energy efficiency of private sector homes within the District is worse than the national average. Additional monitoring suggests that this position has not changed. Between 1996-2001 improvement in home energy efficiency within the District was 2.7% compared to 6.79% for the region and 8.12% nationally.⁸
- 4.21 Harrogate District includes several areas with known flooding issues from both fluvial and drainage sources. These include: Masham, Shaw Mills, Bishop Monkton, Ripon, Boroughbridge, Roecliffe, Knaresborough, Castley, Pateley Bridge, Hunsingore, Cattal, Ferrensby and Scotton. The District Council has undertaken a Strategic Flood Risk assessment which will help to inform the Local Development Framework.

Traffic, Transport and Accessibility

- 4.22 Car ownership levels are high in Harrogate. Information from the 2001 Census indicates that 82.2% of households own a car compared to the national average of

⁷ Action from the Environment : The Harrogate District Local Agenda 21 Plan

⁸ Community Plan, October 2003

73.3%. This can be seen as a reflection of both wealth and a reliance on cars in rural areas where public transport provision is limited.

- 4.23 Over 60% of the workforce travel to work by car. Many in the rural parts of the district travel to work in the urban centres of West Yorkshire, resulting in considerable levels of commuting, contributing to traffic congestion in those centres. Census data indicates that there is a net outflow of commuters totalling 6526 persons.
- 4.24 Geographical access to services (defined as access to a post office, a general practitioner, food shops, and a primary school) is a significant issue within the District. 17 (53%) of wards are ranked in the 25% of wards within England with the poorest access to services with 8 wards within the poorest 10%.⁹

Health

- 4.25 Published information¹⁰ indicates that overall the health of people in the district is above the average. However 3 wards are ranked with the poorest 50% of English wards in respect of child poverty (defined as the proportion of children under 16 years living in means tested reliant families) with 1 ward within the poorest 25%.
- 4.26 The cause of premature deaths (deaths before the age of 75) from all causes is also below the average within the District. However when specific health areas are examined areas of poorer health are revealed. For example, death rates due to accidents is higher than the national average with a particularly high death rate as a result of motor accidents.
- 4.27 The District has a relatively high proportion of dependent people, reflected in the growth in the numbers of people claiming Disability Living Allowance and Attendance Allowance. The growth in the number of claimants highlights the need to provide care for the elderly which is a growing section of the population nationally and is particularly prevalent within the Harrogate District.

Culture, Sport and Leisure

- 4.28 There is a wide range of cultural facilities within the District. The District's diverse cultural profile is viewed as an integral aspect of living and working here and a key feature in attracting visitors to the area. Research commissioned by the Borough Council into satisfaction with Council services revealed that in respect of cultural and recreational facilities the Borough Council is above both North Yorkshire Districts and English Districts average in all areas and in the top 25% in 3 of the 4 specific service areas as well as the overall result.¹¹
- 4.29 Cultural tourism has an important role to play within the District having a positive effect on employment, business opportunities and the image of Harrogate as a tourism destination.

Crime and Security

- 4.30 The District is a low crime area and compares well with other areas and police forces of a similar size. The Harrogate District Safer Communities Partnership has carried out work that demonstrates that in terms of quality of life, the perception or the fear of

⁹Craven & Harrogate Rural District Health Profile

¹⁰Craven & Harrogate Rural District Health Profile

¹¹ Source: Harrogate District Cultural Strategy 2003-2008

crime can have as significant an impact as crime itself. Although serious crime is relatively low within the District, nuisance, anti-social behaviour and petty crime are considered to be a problem in certain areas.

Limitations of Baseline Data

- 4.31 The baseline data has been collected from published sources notably data reports published by the Council, Census data and statistical/official websites. New data was not collected as part of this exercise. Where there are gaps in the available data then consideration will need to be given to whether this indicator should be monitored in the future. This will need to be considered as part of the monitoring framework.

Predicted Future Trends

- 4.32 Predicting future trends with any certainty is always difficult. However, it is anticipated that the following trends are likely to continue without the implementation of the Core Strategy DPD:

Social

- Continued increase in house prices which in turn widens the gap of affordability for an increasing number of people within the District
- Number of homelessness within the District projected to increase further
- Access to services is likely to remain a significant issue for many parts of the District
- Continued high level of educational achievement
- The District's population is forecast to increase over the period to 2021

Environmental

- Continued increase in car ownership levels and usage
- Increasing amounts of household waste arising
- District's high quality and diverse landscape subject to increasing development pressure.
- Continued high levels of water and energy consumption
- Pressure on historic buildings and areas
- Potential for inappropriate development to take place in flood plain

Economic

- Stable, low levels of unemployment
- Continued out commuting
- In rural areas, in particular, reliance on a limited range of job types often characterised by low pay and seasonality.

Main Sustainability Issues

- 4.33 Sustainability issues include "existing environmental problems...particular those relating to any areas of a particular environmental importance..." as required by the SEA Directive (Annex I (c)). These have been identified from analysis of the baseline information as part of the characterisation of the area, exploring the relationship with other plans and programmes, existing information held by the Borough Council in connection with annual monitoring and other survey work, and issues identified through consultation. These are set out below together with a commentary as to the implications for the LDF.

Table 4.1 : Sustainability Issues

Key issues Schedule	Implications for LDF
Social	
Higher than average elderly population with outward migration of younger people	There is a need to plan for and provide different forms of accommodation to reflect the make up of the various sections of the community, particularly in respect of affordable housing (see below) and the needs of the elderly
House prices have continued to rise but average earnings have not grown correspondingly. This means that many cannot afford to continue living in the District	Affordability of housing continues to be a major issue throughout the District and brings with it implications for public service delivery and the wider district economy. The LDF will need to seek to maximise the stock of affordable housing.
17 wards are ranked in the 25% of wards nationally with poor access to services with 8 wards in the poorest 10% of wards	Need to promote development that contributes to socially inclusive communities and to seek to locate new development in locations which are accessible for all to jobs and services.
Crime levels are low within the District but incidents of anti-social behaviour are an increasing problem.	Mainly a problem with younger people. The LDF will need to plan for better facilities for young people.
Environment	
Development pressures, changing agricultural practices and inappropriate development have had a negative impact on landscape character and historic buildings and areas	Good planning and design (in terms of both function and impact) is an important element of sustainable development and this needs to be adequately reflected within the strategy and policies of the LDF
A large area of SSSIs is in an unfavourable condition with only a very small proportion in a favourable condition	Need to protect those areas in a favourable condition and promote the improvement of areas in an unfavourable condition.
Concerns about biodiversity at national and international levels are reflected locally, with a decline recorded in certain common species	The main threats to biodiversity are associated with human activities which cause damage to or loss of habitats. Opportunities for enhancing biodiversity should be taken into account within the LDF.
The District has high levels of energy and water consumption and waste production all of which contributes to climate change	The LDF should encourage well designed developments that make efficient use of natural resources and encourage energy efficiency.
Car ownership levels within the District are high, a reflection in part on reliance on the car in rural areas where public transport provision is limited	Reducing the need to travel by car will be a key challenge for the LDF. Promoting development patterns that reduce the need to travel and securing improvements to public transport to provide a genuine alternative to the private car will be issues to address
Concerns about RSS requirement to focus development/growth in Harrogate and the implications this will have for congestion in the town	LDF will need to assess the options for accommodating this growth in Harrogate together with alternative growth patterns within the District. This may involve the consideration of possible sites for urban extensions.
Economic	
Reliance in rural areas on limited employment sectors resulting in a limited range of job types often characterised by low pay and seasonality	The LDF will need to seek to promote alternative economic activity in rural areas to enable the rural economy to diversify whilst not damaging the essential nature and environment of the area
Market towns in the District have been the subject of various regeneration initiatives to improve their economic position	Consideration will need to be given to the extent to which the DPD can help to contribute to Market Town Renaissance.

Sustainability Appraisal Framework

- 4.34 The UK Strategy for Sustainable Development (1999) defined sustainable development as ensuring “*a better quality of life for everyone, now and for future generations*”.¹² It set out four central aims that should be met simultaneously:
- social progress which recognises the needs of everyone
 - effective protection of the environment
 - prudent use of natural resources
 - maintenance of high and stable levels of economic growth and employment
- 4.35 In its new strategy “Securing the Future” published in 2005 the Government sets out a new purpose and guiding principles to develop the earlier strategy. The new purpose can be summarised as “*the goal of sustainable development is to enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life, without compromising the quality of life of future generations*” This is supported by five guiding principles:
- Living within environmental limits
 - Ensuring a strong, healthy and just society
 - Achieving a sustainable economy
 - Promoting good governance
 - Using sound science responsibly
- 4.36 Central to the SA process is the SA Framework. This provides a format for describing, analysing and comparing sustainability effects. The SA framework is based on the aims and objectives developed in the Regional Sustainable Development Framework (RSDF) prepared by the Regional Assembly which it is intended should be used for appraising the sustainability of other strategies and policies prepared in the region. These objectives reflect both regional priorities and overarching national strategy and have been developed in consultation with regional stakeholders. During the Issues Consultation carried out during Summer 2004 the Council asked whether the aims in the RSDF should be used to appraise the sustainability of strategies and policies in the LDF. The overwhelming response of those who responded (90%) was that this was the appropriate approach.
- 4.37 The RSDF sets out 15 aims:

Social Aims

1. Quality housing available to everyone
2. Conditions and services to engender good health
3. Safety and security for people and property
4. Vibrant communities which participate in decision making
5. Culture, leisure and recreation activities to all
6. Local needs met locally
7. Education & training opportunities which build the skills and capacity of the population

Environmental Aims

8. Bio-diverse and attractive natural environment
9. Minimal pollution levels
10. A transport network which maximises access whilst minimising detrimental impacts

¹² “A Better Quality of Life: a Strategy for Sustainable Development in the UK”, 1999

11. Minimise greenhouse gas emissions and a managed response to the effects of climate change
12. Prudent and efficient use of energy and natural resources with minimal production of waste
13. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development

Economic Aims

14. Good quality employment opportunities available to all
15. Conditions for business success, economic growth and investment

4.38 An additional aim has been added to the list above "*Protect and enhance historic heritage assets*" to reflect the importance of the historic environment within the District. Against each of these aims a number of more detailed objectives are set out. These are phrased as prompt questions in order to clarify the scope of the aims. These have been drawn largely from the RSDF but have been modified to reflect local concerns and priorities and the level of plan that is being appraised. The objectives are measurable by identified indicators. The indicators have been derived from those set out in the RSDF, the Council's Community Plan, Best Value Indicators and comments made during the Issues Consultation. Sustainability objectives and indicators are set out in detail at appendix 4

5.0 CORE STRATEGY OBJECTIVES

Developing Core Strategy Objectives

5.1 A number of strategic objectives have been developed to support the spatial vision of the Core Strategy. The objectives have been developed having taken into account other relevant plans and strategies outside of the planning system. They have also taken into account national and regional planning policy. A set of draft objectives for the Core Strategy was initially developed and published in the Sustainability Appraisal Scoping Report. These have subsequently been revised and re-published for consultation in the Issues and Options Paper “Towards a Core Strategy” and the Preferred Options Report. The final set of objectives are set out below.

	<p>Settlement Growth</p> <p>1. To distribute the District's housing requirement, as far as broadly in proportion to each settlement's or area's need for affordable housing.</p> <p>2. To seek the use of appropriate previously developed land within the District's six largest settlements in preference to developing greenfield land.</p> <p>3. Subject to the provision of appropriate traffic management and new infrastructure and notwithstanding objective 7, to focus the District's growth in the town of Harrogate,</p> <p>4. To ensure that Ripon, Knaresborough, Boroughbridge, Masham and Pateley Bridge are the main focus for housing, developing local services and employment in the rest of the District</p> <p>5. To provide small scale housing growth in the District's smaller settlements, mainly to meet local needs and support local services whilst minimising travel to work by car.</p> <p>6. To manage the release of land for housing to maximise the use of previously developed land and control the pattern and speed of growth in general conformity with the Regional Spatial Strategy and integrated with the provision of infrastructure.</p> <p>7. To reduce the annual rate of house building compared to the 1991 to 2004 levels, reducing immigration and protecting the District's high quality environment.</p> <p>8. To protect the countryside and Green Belt from inappropriate development.</p> <p>Homes for Local People</p> <p>9. To maximise the provision of homes for local people, with particular priority given to affordable housing.</p> <p>Jobs and Business</p> <p>10. To promote a robust and varied economy for the benefit of local people.</p> <p>11. To significantly improve the prospects of the rural and market town economy, including the diversification of the agricultural industry.</p> <p>12. To provide an adequate supply of readily available employment land to meet identified employment needs.</p> <p>13. To protect and enhance the District's town centres, conference, business and holiday tourism, and the digital and food cluster industries.</p> <p>Travel</p> <p>14. To retain and improve access for all, particularly those in the rural areas, to key services: health, education, employment, food shopping, community facilities, recreation and tourism.</p> <p>15. To integrate development and transport provision and locate development where it is accessible to key services and facilities by a range of transport modes.</p> <p>16. To improve the provision of bus and rail services and facilities, pedestrian and cycle networks, community transport schemes, park and ride and traffic management measures to reduce traffic congestion, with priority given to Harrogate and Knaresborough.</p> <p>Environment</p> <p>17. To provide enhanced care for the environment, with particular emphasis on the reduction of waste and CO₂ emissions, climate change and renewable energy.</p> <p>18. To protect and enhance the built and natural environment, including biodiversity, landscape character, giving special protection towards those areas and buildings of recognised importance.</p> <p>19. To encourage exemplar design quality, which safeguards the distinctive character of settlements and minimises impact on the environment, particularly in sensitive areas.</p> <p>Residents and Communities</p> <p>20. To reduce crime, anti social behaviour and the fear of crime.</p> <p>21. To increase work, housing, cultural and leisure opportunities for young people.</p> <p>22. To reduce social isolation for the elderly and those with long term health disadvantage</p> <p>23. To improve accessibility to services and improvements in the quality of life in areas of the District and to those groups and individuals with greatest social disadvantage or need.</p>
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Testing the Core Strategy Objectives against the Sustainability Appraisal Framework

- 5.2 The objectives of the Core Strategy have been tested against the SA objectives. This identifies areas of compatibility or inconsistency. Testing the objectives in this way can help to refine the Core Strategy objectives as well as identifying options.
- 5.3 The earlier draft objectives are set out at Appendix 5 together with the initial appraisal work. The final set of objectives has also been appraised and the results are shown at Table 5.2 and summarised below.
- 5.4 In many ways the compatibility of the Core Strategy objectives with the SA objectives will depend on how they are implemented through the policies. Therefore the appraisal was undertaken on the basis of the following assumptions:
- Any development should have due regard to the need to protect and enhance biodiversity and the natural and historic environment
 - Development should take place in a way that limits the potential for pollution and greenhouse gas emissions and uses resources efficiently to limit waste production
- 5.5 The settlement growth objectives are broadly consistent with the SA Framework but some inconsistencies or areas of uncertainty have been identified. The main area of potential incompatibility is in respect of objective 6 which relates to the accommodation of the overall level of growth and the impact this will have on biodiversity and the natural environment, greenhouse gas emissions, efficient use of resource and the historic environment. An increase in housing numbers is likely to result in an overall increase in energy and water requirements and in the amount of waste produced. The implementation of other objectives, notably 17 will help to offset some of this impact. There is an inherent tension in the wording of Core Strategy objective 5 insofar as locating development within smaller centres, even those which have a bus service is likely to increase travel as people access jobs and services in higher order centres. Positive effects relate to the provision of housing which will include an element of affordable housing, and employment development in a way which seeks to meet the needs of the District's settlements and as far as possible maximises brownfield development.
- 5.6 Homes for local people objective has a positive effect against a limited number of the SA objectives, with the focus on social and economic objectives.
- 5.7 The objectives associated with Jobs and Business largely have a good level of compatibility, however as with the settlement growth objectives areas of inconsistency have been identified. This is largely in respect of the overall provision of employment land and the potential implications this has for biodiversity and the natural environment, greenhouse gas emissions, efficient use of resource and the historic environment. Increase in employment land is likely to result in an overall increase in energy and water requirements and in the amount of waste produced. The implementation of other objectives, notably 17 will help to offset some of this impact.
- 5.8 Generally the travel objectives of the Core Strategy have a positive effect against the SA Framework. The focus of the objective is on improving access by a range of modes, with emphasis on public transport. This will potentially bring benefits for air quality and climate change by minimising greenhouse gases. Some negative impacts have been identified. The provision of transport infrastructure has the potential to impact on biodiversity and the natural and historic environment. The

exact nature will depend on implementation through policies. There is some apparent overlap between Core Strategy objective 14 and 15.

- 5.9 The environmental objectives provide for a good level of compatibility with the SA Framework. The focus of these Core Strategy objectives is on protecting and enhancing the environment and specific reference is made to the need to reduce waste and CO₂ emissions. There is uncertainty in respect of Core Strategy objective 18 and a number of the SA Objectives as the protective nature could restrict housing provision in areas of need or improvements to transport infrastructure. This will be dependent on implementation.
- 5.10 No areas of inconsistency have been identified in respect of those objectives relating to residents and communities. The implementation of this objective in terms of physical provision could have negative impacts on some of the environmental objectives of the SA Framework. These objectives do not make an impact against educational provision and there may be merits in explicitly making reference to this particularly in respect of Core Strategy which focuses on the young. There appears to be some duplication between Core Strategy objectives 21,22,23

Table 5.2 : Testing the Core Strategy Objectives

Core Strategy Objectives		Sustainability Objectives									
1	To distribute the District's housing requirement broadly in proportion to each settlement's or area's need for affordable housing	✓	?	✓	✓	✓	✓	✓	✓	✓	✓
2	To seek the use of appropriate previously developed land within the District's six largest settlements in preference to developing Greenfield land	✓	?	✓	✓	✓	✓	✓	✓	✓	✓
3	Subject to the provision of appropriate traffic management and new infrastructure and not withstanding objective 7, to focus the District's growth in the town of Harrogate	✓	?	✓	✓	✓	✓	✓	✓	✓	✓
4	To ensure Ripon, Knaresborough, Boroughbridge, Masham and Pateley Bridge are the main focus for housing, developing local services and employment in the rest of the District	✓	?	✓	✓	✓	✓	✓	✓	✓	✓
5	To provide small scale housing growth in the District's smaller settlements, mainly to meet local needs and support local services whilst minimising travel to work by car	✓	?	✓	✓	✓	✓	✓	✓	✓	✓
6	To manage the release of housing to maximise previously developed land and control the speed of growth in general conformity with the RSS and integrated with infrastructure provision	✓	?	✓	✓	✓	✓	✓	✓	✓	✓
7	To reduce the annual rate of house building compared to 1991-2004 levels, reducing in-migration and protecting the District's high quality environment	✗	?	✓	✓	✓	✓	✓	✓	✓	✓
8	To protect the countryside and Green Belt from inappropriate development	?	?	✓	✓	✓	✓	✓	✓	✓	✓
9	To maximise the provision of homes for local people, with particular priority given to affordable housing	✓	?	✓	✓	✓	✓	✓	✓	✓	✓
1	Quality housing available to everyone	✓	?	✓	✓	✓	✓	✓	✓	✓	✓
2	Conditions and services to engender good health	○	○	✓	✓	✓	○	○	○	✓	○
3	Safety and security of people and property	○	○	○	○	○	○	○	○	○	○
4	Vibrant communities which participate in decision making	✓	○	✓	✓	✓	✓	✓	✗	○	✓
5	Culture, leisure and recreation activities for all	○	○	✓	✓	✓	○	○	○	✓	○
6	Local needs met locally	✓	○	✓	✓	✓	✓	✓	✗	?	✓
7	Education & Training opportunities...	○	○	✓	✓	✓	○	○	○	○	○
8	Bio-diverse and attractive natural environment	○	✓	?	?	?	?	✗?	✓	✓	○
9	Minimal pollution levels	○	✓	○	○	○	○	○	○	○	○
10	Transport network which maximises access	○	✓	✓?	✓	✓	✗	✓?	✓	?	○
11	Minimise greenhouse gas emissions	○	✓	○	○	○	○	✗?	○	○	○
12	Prudent & efficient use of energy & resources	○	✓	○	○	○	○	✗?	○	✓	○
13	Protect and enhance the historic environment	○	✓	?	?	○	○	✗?	✓	✓	○
14	A quality built environment and efficient land use patterns	○	✓	✓	?	○	○	✓	✓	✓	○
15	Good quality employment opportunities available to all	○	?	✓	✓	○	○	○	○	?	○
16	Conditions for business success, economic growth and investment	✓	?	✓	✓	○	○	○	○	?	✓

Key
 ✓ Positive
 ✗ Negative
 ? Uncertain
 ○ No relationship

6.0 DEVELOPING AND APPRAISING OPTIONS

How the main options were identified

- 6.1 The SEA Directive requires the environmental report consider “*reasonable alternatives taking into account the objectives and geographical scale of the plan or programme*” and give “*an outline of the reasons for selecting the alternatives dealt with*” (Article 5.1 and Annex I (h))
- 6.2 A range of options have been developed which form different ways of addressing key planning issues facing the District up to 2021. The options have been developed through an analysis of technical studies carried out as part of developing the evidence base, consultation responses to an Issues Paper published in Summer 2004, District Panel Questionnaire (March 2004) and LDF workshop discussions with key stakeholders and the wider community during Spring 2005. The options were published in September 2005 in “*Towards a Core Strategy*” – Issues and Options Consultation.

Comparison of social, environmental and economic effects of the options

- 6.3 This section provides a comparison of the social, environmental and economic issues considered in determining the preferred options and alternative options considered and rejected. It is not the role of the Sustainability Appraisal to determine the option(s) to be chosen as the basis of the preferred options. This is the role of those who have to decide which strategy is appropriate. Sustainability Appraisal can assist in the decision making by indicating the sustainability implications of each option and by putting forward recommendations for improvement.
- 6.4 The options have been tested, in broad terms against the sustainability appraisal framework with reference to social, environmental and economic factors. This process aids the development and refinement of options.
- 6.5 The assessment of the options has been carried out using professional judgments, taking into account consultation responses. In making the assessment no weighting has been given to any of the Sustainability Appraisal objectives. This simplified approach does, however provide an indication of those options that perform better in sustainability terms.
- 6.6 Table 6.1 below sets out the options considered and also summarises how the options compare in sustainability terms. Each option was either scored as a positive impact (+), negative impact (-), uncertain impact (?) or no relationship (x). A detailed assessment matrix is presented at appendix 6 which also includes a commentary and suggestions for improvement.
- 6.7 The outcome of the appraisal of options in terms of which performed better in sustainability terms has been taken into account in so far as is possible in developing preferred options.

Table 6.1 : Comparison of options

OPTIONS	PERFORMANCE				SUMMARY
	+	-	?	X	
SETTLEMENT GROWTH					
SG1:How should the housing requirement for the District as a whole be distributed between our towns and villages?					
SG1a: Matching Growth with housing need	5	3	4	4	The initial assessment of options indicates that Option SG1a offers more positive benefits than either SG1b and SG1c. SGRIP is scored as per SG1c however there will be a much reduced level of housing provision in the villages and there would be a requirement for a significant amount of Greenfield land within Ripon . All of the options have a number of areas of uncertainty. This is largely because it is difficult to predict certain types of impact without detailed locations.
SG1b: Urban Concentration	4	3	5	4	
SG1c: Market town and rural renaissance	4	3	5	4	
SGRIP: Variation on SG1c with more housing directed to Ripon	4	3	5	4	
SG2 : What approach should be taken to housing growth in the District's villages and countryside? (Development level)					
SG2a: 31 larger villages listed in current policy (Status Quo)	2	3	7	4	The initial assessment has not indicated a preferred approach in terms of sustainability. Option SG2d has the most areas of uncertainty and no positive score because it was difficult to assess as the groups of villages had not been defined
SG2b: 6 most sustainable villages	2	3	7	4	
SG2c: 14 most sustainable villages	2	3	7	4	
SG2d: Group(s) of villages which meet sustainability criteria	0	1	11	4	
SG2 : What approach should be taken to housing growth in the District's villages and countryside? (Re-use of Rural Buildings)					
SG2e: Re-use of rural buildings restricted to Affordable Housing/Locals Only market housing or economic use	5	6	2	3	Option SG2e offers more positive benefits than either of the other two options, this is largely due to the fact that it also looks to accommodate economic uses which will help to provide infrastructure in rural areas. All of the options have the same number of negative impacts as a result of the nature of further development in a rural setting.
SG2f: Re-use of rural buildings to provide a mix of open market and affordable housing, subject to the introduction of accessibility criteria	3	6	2	5	
SG2g: Re-use of rural buildings to continue to provide a mix of open market and affordable housing as per the existing approach (Status Quo)	3	6	2	5	

OPTIONS	PERFORMANCE			?	SUMMARY
	+	-	X		
SG3 : If one or more sizeable extensions to the District's three largest towns is necessary, what options are there – Harrogate & Knaresborough?					
SG3a: North West Harrogate	3	5	7	1	Accommodating growth of this nature will have an impact on a range of issues, some of this will be detrimental and others beneficial. There are a number of uncertainties identified and further information will be needed before a detailed appraisal can be made.
SG3b: North East Harrogate	3	5	7	1	Option SG3a and SG3b have more positive impacts because they provide for an element of employment use which will help to create new employment for local people
SG3c: East Knaresborough	1	6	8	1	
SG3 : If one or more sizeable extensions to the District's three largest towns is necessary, what options are there – Ripon?					
SG3d: North Ripon	3	4	9	0	Accommodating growth of this nature will have an impact on a range of issues, some of this will be detrimental and others beneficial. There are a number of uncertainties identified and further information will be needed before a detailed appraisal can be made.
SG3e: South East Ripon	3	4	9	0	
SG3f: South West Ripon	3	5	8	0	
SG4 : What is the most appropriate way of managing the release of housing land ?					
SG4a: Early release of housing in market towns	6	2	3	5	Option SG4a offers more overall positive benefits, linked as it is with measures to improve the economy and services
SG4b: Priority release for affordable housing	4	2	4	6	
HOMES FOR LOCAL PEOPLE					
HLP1 : What approach should be taken in setting the level of affordable housing required in new housing schemes – Thresholds?					
HLP1a: Retain the existing policy approach (Status Quo)	4	0	0	12	Options HLP1a and HLP1b provide the same level of positive benefits. HLP1c in theory should result in more affordable units being provided but there are concerns about the viability.
HLP1b: Reduce the urban threshold to the rural threshold	4	0	0	12	
HLP1c: Reduce both urban and rural threshold to 0.1ha or 2 dwellings	0	0	4	12	
HLP1 : What approach should be taken in setting the level of affordable housing required in new housing schemes – Targets?					
HLP1d: Retain 50% target on all qualifying sites (Status Quo)	4	0	0	12	Option HLP1d (the status quo) appears to provide the most benefit. Lowering the threshold, reduces the starting point for negotiation and could result in less overall provision, similarly increasing the target could reduce the number of sites coming forward.
HLP1e: Reduce the 50% target on all qualifying sites	0	2	2	12	
HLP1f: Increase the target on all qualifying sites to 60%	0	0	4	12	

OPTIONS	PERFORMANCE				SUMMARY
	+	-	?	X	
HLP1 : What approach should be taken in setting the level of affordable housing required in new housing schemes – Commuted Provision?					
HLP1g: Commuted provision only excepted on conversion schemes in Harrogate, Knaresborough & Ripon (Status Quo)	4	0	0	12	Both of these options provide the same number of positive benefits. There may be a case to be made for adopting both approaches
HLP1h: A financial contribution towards affordable housing on 1 or 2 dwellings	4	0	0	12	
HLP2 : What should be done to encourage additional provision of affordable housing, particularly in rural areas?					
HLP2a: Allocate rural exception sites	4	2	5	5	All of these approaches are capable of providing affordable housing in rural areas. Option HLP2d performs better overall because of the potential to reduce the need to travel by locating housing within employment sites. It is likely that a combination of these approaches will best deliver affordable housing in rural areas.
HLP2b: Promote new build affordable housing as part of rural conversion schemes	5	3	3	5	
HLP2c: Re-use of agricultural workers dwellings and holiday accommodation	5	1	4	6	
HLP2d: Promote affordable housing within suitable employment sites	7	1	4	4	
HLP3 : Should the Core Strategy promote 'locals only' housing in rural areas?					
HLP3a: Do not promote 'locals only' housing (Status Quo)	0	1	3	12	Option HLP3b provided the most positive benefits. However it is uncertain as to the extent that such an approach could be effectively implemented across the District.
HLP3b: 'Locals Only' housing across all rural areas of the District	5	0	1	10	
HLP3c: 'Locals Only' housing only in the Nidderdale AONB	4	0	1	11	
JOBS & BUSINESS					
What is the appropriate amount and type of employment land (B1, B2, B8) to be provided in the District up to 2021 and where in broad terms should it be located (existing employment land)?					
JB1a: Continue with the current policy of protecting all employment sites	3	5	2	6	Option JB1b performs better when compared against the sustainability appraisal framework. This is because releasing poorly performing/located sites can mean that they are available for other uses and therefore represent efficient land use. However, careful consideration is needed to ensure that sites serving the lower quality market are retained in sufficient numbers.
JB1b: Protect the best performing employment sites against loss whilst allowing the loss of poorly performing/located sites to other uses	6	4	2	4	

OPTIONS	PERFORMANCE			SUMMARY		
	+	-	?			
What is the appropriate amount and type of employment land (B1, B2, B8) to be provided in the District up to 2021 and where in broad terms should it be located (additional employment land)?						
JB1c: To promote additional Greenfield land for employment use within Harrogate and Boroughbridge	4	6	1	5		Whilst option JB2a scores more positive benefits than option JB2b, option JB2a itself has more negative impacts than positive. This is largely due to the increased development that allocating greenfield land would bring. Mitigation measures would be able to offset some of the impacts.
JB1d: Do not promote additional Greenfield land for employment use within Harrogate and Boroughbridge	2	4	1	9		
JB3 : Should the Core Strategy promote positive change and/or seek to encourage significant extensions to any of the District's town centres						
JB3a: Additional retailing in the Bower Road/Dragon Parade Area, Harrogate	8	1	4	3		Both of these options offer the same amount of positive benefits. This is a reflection of the fact that both of the locations perform well in terms of town centre location which brings associated benefits of reducing the need to travel, use of previously developed land and enhancing the vitality and viability of the town centre and thereby supporting the needs of businesses.
JB3b: Additional retailing in the West Park Area, Harrogate	8	1	4	3		
ENVIRONMENT						
ENV1: Is a strategic approach needed to climate change and sustainable resource management in the District (Climate Change)						
Need or demand (Is it necessary)	7	0	1	8		The options presented here represent a number of measures that can contribute to a reduction in greenhouse gas emissions. It is based on a hierarchy of options which looks at exploring other ways of doing things that produces the quality of life desired but in a more sustainable way.
Mode or process (How should it be done)	8	0	1	7		
Location (Where should it go)	7	0	0	9		
Timing and detailed implementation	5	0	1	10		
ENV1: Is a strategic approach needed to climate change and sustainable resource management in the District (Renewable Energy)						
ENV1b: Indicate broad areas where renewable energy development would be acceptable	5	3	0	7		All of the options proposed will contribute to the provision of renewable energy. Likely impacts will vary depending on the type and scale of renewable energy scheme. Option ENV1d is probably the most positive in nature by requiring a proportion of energy requirements to come from renewable energy.
ENV1c: Develop detailed criteria based assessment policy for renewable energy proposals (Status Quo)	5	3	0	7		
ENV1d: Require a % of energy to be used in major new development to come from on site renewable energy	5	3	0	7		

OPTIONS	PERFORMANCE			SUMMARY	
	+	-	?		
ENV2 : What should be the strategic approach to Development in the Countryside (outside the Green Belt)					
ENV2a: Strict control over all forms of development unless related to farming and forestry	4	5	5	2	Option ENV2a performs least well in terms of sustainability. Whilst it performs well in terms of protection of the countryside from the impact of built development it is less likely to deliver housing and employment opportunities to meet local needs.
ENV2b: Strict control over development generally, but a positive approach to meeting local need for homes, jobs and community facilities	8	2	4	2	Options ENV2b and ENV2c are similar in approach, with ENV2b performing marginally better on the basis that promotion of rural tourism could generate an increase in terms of visitor numbers arriving by car.
ENV2C: Same as option ENV2b but also a positive approach to sustainable development for tourism, energy and innovative rural enterprises	7	2	5	2	
ENV2 : What should be the strategic approach to the Green Belt					
ENV2d: Retain the Green Belt as adopted without change	8	2	2	4	Options ENV2d and ENV2e perform better in overall sustainability terms than the option to further extend the greenbelt.
ENV2e: Make amendments to the Green Belt boundary where necessary to allow for the long-term growth of the town of Harrogate	8	2	2	4	
ENV2f: Expand the Green Belt	3	7	2	4	
ENV3 : Are local landscape designations necessary to be promoted in the Core Strategy?					
ENV3k: Provide long term protection for areas of special landscape	6	3	0	7	ENV3k scores better in sustainability terms than option ENVI, however it has negative scores in terms of restriction on new development. There are areas of uncertainty with option ENVI as some of the impacts will be dependent on the nature of development that is permitted in these areas.
ENV3l: Do not provide protection for areas of special landscape	4	5	3	4	
RESIDENTS & COMMUNITIES					
RC1 : How can we contribute towards a better quality of life for the younger generation of the District					
RC1a: Establish the principle of a major combined sports facility	3	2	5	6	Option RC1c scores most highly in terms of the sustainability appraisal, however it is likely that a package of measures would be most effective rather than pursuing a single option. Without specific detail of what the options entailed in terms of built development, scale and location a detailed assessment was difficult.
RC1b: Provision of more dwellings of the right type at the right price in the right location	Covered under Homes for Local People				
RC1c: Provision of more cultural, leisure and entertainment facilities	5	0	7	4	
RC1d: Provision of more higher education/training facilities	2	0	7	7	

RC2: How can we contribute towards the needs of the elderly population in the District						
RC2a: Ensure that large housing schemes include provision of accommodation for the elderly	2	2	6	6	6	Option RC2c performs better in sustainability terms. Increased provision of services and facilities will be of benefit to the elderly population but also have benefits for the wider population. Additional benefits could be achieved by combining this with ensuring that there is a good distribution of health facilities.
RC2b: Give priority to the extension and enhancement of existing accommodation over Green Belt and Countryside	0	5	5	6	6	
RC2c: Ensure appropriate services and facilities are provided for the elderly	4	0	6	6	6	
RC2d: Ensure a good distribution of health facilities	2	0	5	9	9	
RC3: How can we contribute towards improved access to services, and in particular the District's rural population and those with poor mobility						
RC3a: Concentrate growth and service provisions close to good public transport routes	4	0	6	6	6	Both options scored well in terms of sustainability with neither option generating a negative score. Option RC3b performs slightly better in so far as retaining facilities in the community can help to support the vibrancy of a settlement and help to support local businesses. Consideration should be given to pursuing both approaches.
RC3b: Give protection to community facilities and services particularly in rural areas	6	0	1	9	9	

6.8 Consultation responses to the Issues and Options consultation and further work undertaken by the Council has meant that for a number of the Issues the preferred approach is not to progress the issue through the Core Strategy. This is summarised at table 6.2.

Table 6.2

Issue	Preferred Approach
SG3 : If one or more sizeable extensions to the District's three largest towns is necessary, what options are there.	<ul style="list-style-type: none"> • No to pursue an urban extension in Ripon • No to pursue an urban extension for Harrogate North East
HLP3 : Should the Core Strategy promote 'locals only' housing in rural areas	<ul style="list-style-type: none"> • Government Office (GO) concern that this would require strong justification and may not be appropriate outside National Parks. • Strongest justification for this approach is within the Nidderdale AONB. However, it will be simpler to not have two types of Homes for Local People policy and wait until information is available as to how successful policy implementation has been in the Yorkshire Dales National Park.

7.0 PREDICTION & EVALUATION OF SIGNIFICANT EFFECTS

Summary of Appraisal Findings

7.1 The SEA Directive requires that the environmental report provides information on the likely significant effects, including secondary, cumulative, synergistic, short, medium and long term, permanent and temporary, positive and negative effects on the environment. It should also set out the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.

7.2 The effects of the preferred options have been predicted and evaluated. A broad brush qualitative approach has been adopted and in line with current practice the following scale is used:

- ✓✓ Very positive
- ✓ Positive
- Neutral/No relationship
- ? Uncertain
- x Negative
- xx Very Negative

Where symbols are contained within brackets this indicates that the effect may be positive or negative but the extent of which is uncertain.

7.3 Preferred option summaries are set out below together with recommendations for mitigation and/or improvement. A detailed appraisal matrix is set out at appendix 7.

Settlement Growth

Issue	Preferred Option
<p>Overall Distribution of Growth</p> <p>(Policy SG1)</p>	<p><i>Matching growth with housing need</i></p> <p>About 70% of district housing requirement should be accommodated mostly on previously developed land within Harrogate, Knaresborough and Ripon. (Defined as Group A settlements)</p> <p>About 30% of the District's housing requirement would be accommodated in the rest of the District, primarily within smaller market towns and villages. (Defined as Group B & C settlements)</p>
<p>This option has a positive effect on the delivery of affordable housing in settlements across the District as it is based in part on housing need. In this way it can also positively contribute to creating vibrant communities by reducing social isolation and creating mixed, well balanced communities. This option would further support employment opportunities within Harrogate and potentially support additional employment within the Districts Market towns and villages commensurate with their role as service centres.</p> <p>Negative impacts have been identified on a number of the environmental objectives, particularly in respect of SA objectives 11 and 12 (greenhouse gas emissions and energy and natural resources, and appropriate mitigation measures need to be in place as soon as practicable). Parts of the District are affected by flooding and this may be a potential problem. The option does envisage that the housing requirement will mostly be accommodated on previously developed land but there will be a requirement for Greenfield development towards the end of the plan period.</p>	
<p>Mitigation</p>	
<ul style="list-style-type: none"> • Opportunities for development on brownfield land should be fully explored and maximised where possible, through for example increasing housing densities where appropriate 	

- Mitigation measures should provide policies or guidance that ensure new developments utilise energy efficient design and technologies, sustainably sourced building materials and recycled materials, incorporation of SuDS and recycling and composting schemes
- Development should be directed away from Flood Risk areas informed by the SFRA and PPS25 Sequential/Exceptions Tests.
- Development proposed for villages should be directed towards those that are served by public transport (see Village Growth below)
- Consideration should be given to car free developments in the main urban centres

Issue	Preferred Option
Village Growth (Policy SG2)	<i>Identification of sustainable villages</i> Together with the smaller market towns of Boroughbridge, Masham & Pateley Bridge the identified sustainable villages will accommodate about 30% of the Districts Housing requirement (Defined as Group Band C settlements)
<p>The market towns and larger villages are classed as B settlements and will accommodate the majority of development. Group B villages have been identified where they have a key bus/rail route, 6 community facilities and one major employer. Group C settlements have two of the following – key bus/rail route, 3 community facilities or a major employer. In both cases the village has a well defined built up area.</p> <p>This option has a positive effect on the provision of affordable housing in the market towns and villages. It also offers the potential to sustain (or increase) local services and facilities in these villages.</p> <p>Locating development within those settlements that have a bus service provides an opportunity for people to access jobs and services by modes other than the car, however the extent to which this will reduce car travel is uncertain. There may also be a cumulative impact as people from smaller settlements access services and facilities in higher order centres by car.</p> <p>As identified in Preferred Option 1 above there are negative effects on the environment for which appropriate mitigation measures should be put in place. Parts of the District are affected by flooding and this may be a potential problem. In addition development in the villages is likely to require the use of Greenfield land</p>	
Mitigation	
<ul style="list-style-type: none"> • Mitigation measures should provide policies or guidance that ensure new developments utilise energy efficient design and technologies, sustainably sourced building materials and recycled materials, incorporation of SuDS and recycling and composting schemes • An assessment should be undertaken to ensure that settlements have the capacity to accommodate growth without harm to the character of the settlement or its landscape setting • Development should be directed away from Flood Risk areas informed by the SFRA and PPS25 Sequential/Exceptions Tests. 	

Issue	Preferred Option
Other settlements and the countryside (Replaced. See Chapter 8, Policy SG3)	<i>Re-use of rural buildings.</i> Outside of development limits the conversion of existing rural buildings will be restricted to schemes that are defined as 'sustainable' due to their contribution to improving social, environmental and economic conditions of the local area.
<p>This option would provide rural affordable housing, helping to meet identified local needs. However it also brings negative impacts particularly in terms of accessibility. These areas are unlikely to have an adequate bus service to facilitate public transport and only limited local facilities. This will increase travel by car.</p>	
<p>The re-use of redundant rural buildings represents an efficient use of land, however rural</p>	

conversions can have a negative impact on the character of these buildings which are an important part of the District's heritage.

Mitigation

- Mitigation measures should provide policies or guidance that ensure new developments utilise energy efficient design and technologies, sustainably sourced building materials and recycled materials, incorporation of SuDS and recycling and composting schemes
- Given the importance of rural buildings for the District's heritage it will be important to ensure that any rural conversion scheme is sympathetic to the building's original use

Issue	Preferred Option
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<p>Managed Release of Housing</p> <p>(Replaced. See Chapter 8, Policy SG5)</p>	<p><i>Priority release in Market towns</i></p> <p>The plan period would be divided up into three phases with the release of allocations and windfalls in the first phase based on the theme of market town and rural renaissance</p>
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The early release of land for housing would also provide for the early development of affordable housing within the market towns. It could also help to improve market town vitality resulting in the provision of, more services and facilities. This would also provide benefits for rural hinterlands. It would avoid the early release of significant amounts of housing land in Harrogate which would allow for the implementation of a package of measures to reduce traffic congestion.

Similar negative impacts associated with housing development as noted under PO 1 have also been identified under this option and appropriate mitigation measure should be put in place. Parts of the District are affected by flooding (this affects particularly the market towns of Pateley Bridge, Masham and Boroughbridge)

Early release of housing land in the District's market towns linked with associated measures to improve the local economy could support the renaissance of these areas and help to introduce new employment opportunities

Mitigation

- It should be ensured that increased housing provision within the market towns is also accompanied by appropriate economic measures to maximise the impact on vitality and viability
- Development should be directed away from Flood Risk areas informed by the SFRA and PPS25 Sequential/Exceptions Tests.

Homes for Local People

Issue	Preferred Option
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<p>Affordable Housing</p> <p>(Policies HLP1, HLP2)</p>	<p>a) <i>Qualifying sites for on site provision = 2 or more dwellings</i></p> <p>b) <i>50% target on qualifying sites</i></p> <p>c) <i>Commuted sums for off site provision(1 dwelling developments)</i></p>
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These options are focussed on the process of providing affordable housing and do not have a spatial element. Therefore the assessment is only relevant to the social and economic objectives of the SA Framework.

All of these approaches will contribute in a major positive way to the provision of affordable housing over the short, medium and long term. This in turn will have a positive impact on securing mixed, well balanced communities. It will also help to meet local needs housing which in turn may help to support the vibrancy of town and village centres. The provision of affordable could help businesses to recruit and retain staff.

It will be important to be sure that the delivery of an element of affordable housing on schemes of two dwellings will be viable to ensure that an appropriate amount of schemes come forward. It will also be important to ensure that an adequate funding pot can be generated within a reasonable timescale to deliver affordable housing within a Parish or

housing sub-area.
Mitigation
<ul style="list-style-type: none"> • Consideration may need to be given to 'cross funding' taking monies from those area that generate more development to subsidise those areas where only a very small amount of development takes places.

Issue	Preferred Option
Affordable Housing (Rural) (Policy HLP3)	<i>100% affordable housing on village edges as rural exception sites</i> The release and allocation of sites within or adjoining small rural communities which would not otherwise be released for market housing.
<p>The allocation of rural exception sites has the potential to contribute in a positive way to the provision of affordable housing in rural areas with identified need. However it will be important to ensure that the allocated sites are brought forward in a timely manner.</p> <p>As with some of the other development options, there is the potential for this option to have a negative impact on some of the environmental objectives and as before appropriate mitigation measures will need to be in place. Parts of the District are affected by flooding and this may be a potential problem. This approach is likely to require the development of Greenfield land, particularly on the edge of villages which will result in the loss of soils to development.</p>	
Mitigation	
<ul style="list-style-type: none"> • Mitigation measures should provide policies or guidance that ensure new developments utilise energy efficient design and technologies, sustainably sourced building materials and recycled materials, incorporation of SuDS and recycling and composting schemes • Development should be directed away from Flood Risk areas informed by the SFRA and PPS25 Sequential/Exceptions Tests. • Careful consideration will need to be given to the siting of development, particularly on the edge of villages to ensure that the development is well located in terms of design, but also access to any available services. 	

Issue	Preferred Option
Additional Affordable Housing (Rural) (Policy HLP4)	<i>Small scale new build adjacent to suitable rural conversions</i> This would provide one or two affordable homes as part of rural building conversion schemes. This option would allow small scale new build within the application site area.
<p>This will make a positive contribution to the delivery of affordable housing albeit on a small scale.</p> <p>Housing development in the countryside would result in unsustainable transport patterns by requiring car travel to access services and jobs</p> <p>The re-use of redundant rural buildings represents an efficient use of land, however rural conversions can have a negative impact on the character of these buildings which are an important part of the District's heritage. Locating new build adjacent to conversion schemes could affect their setting.</p>	
Mitigation	
<ul style="list-style-type: none"> • Given the importance of rural buildings for the District's heritage it will be important to ensure that any rural conversion scheme is sympathetic to the building's original use 	

Issue	Preferred Option
Locals Only Housing (Policy HLP5)	<i>In exceptional cases where restrictive occupancy conditions are removed from dwellings then the re-occupation will be limited to local people</i>
It will provide housing for local people but the extent of the impact is uncertain, although it is likely to be limited. In the case of agricultural workers dwellings it will need to be clearly demonstrated that there is no need for the dwelling for this purpose It has the potential to allow people to live and work within the area which in turn helps to support the local economy and services helping to create vibrant communities. The impact is likely to be limited.	
Mitigation	
Non proposed	

Jobs and Business

Issue	Preferred Option
Existing Employment Land (Policy JB3)	<i>Protect the best performing sites from further encroachment from non B1, B2 & B8 class uses. To protect all other employment sites from loss to other uses through a criteria based policy.</i> This approach will provide protection for employment sites in accordance with the their role in the hierarchy. The criteria based policy will allow for the release of some sites subject to a rigorous assessment.
Allowing some sites to come forward for alternative uses offers the opportunity to provide affordable housing or other community facilities to meet local needs. However the nature of employment land provision in the District suggests that the number of sites that would be considered for release to alternative uses would be limited, therefore the positive impacts will be small scale. Releasing previously developed land for other uses has the potential to reduce pressure for Greenfield land, particularly for housing. Protecting the best employment sites from further encroachment helps to retain a range of employment opportunities within the District. Allowing some sites to come forward for mixed use development can help to bring forward employment development on underused/vacant sites enabling sites to contribute more fully to the local economy. In releasing poorly performing/located sites there is a danger that sites that support those industries that require premises at the cheaper end of the market will be displaced.	
Mitigation	
<ul style="list-style-type: none"> In considering sites for release reference should be made to the need to ensure that a range of sites can be provided to accommodate small and medium size businesses and particularly those users at the lower end of the market. 	

Issue	Preferred Option
New Employment Land (Policy JB3)	<i>Promote additional land for employment use within Harrogate, Knaresborough and Boroughbridge</i> This would increase currently available employment land in Harrogate town and provide for longer term supply in Boroughbridge. It is likely that this would require Greenfield land
There is a shortage of readily available employment land within Harrogate town and Knaresborough. Promoting additional Greenfield land would have a significant impact in the short term. Over the longer term seeking additional land in Boroughbridge would provide benefits for the local economy. In providing additional employment land it would help those existing businesses that wish to expand and may encourage inward investment Development of Greenfield land also has negative impacts for example on habitats, species	

and countryside character. It will also result in the loss of soils to development. It also has implications for the amount of surface water run-off that the existing drainage infrastructure has to accommodate. Parts of the District are affected by flooding and this may be a potential problem

Mitigation

- It will be important to ensure that any future land that is promoted is suitable for a range of users, particularly small to medium size enterprises. Consideration should be given to taking steps to ensure that certain types of employment development is accommodated on sites to ensure a diversity of employment opportunities
- Opportunities for the creation of new habitats to should be considered as part of any overall scheme
- Consideration should be given to requiring new developments to utilise energy efficient design, sustainably sourced building materials and recycled materials.
- Consideration needs to be given to incorporating recycling schemes into employment developments to encourage recycling and provide for linked trips.
- Opportunities for development on brownfield land should be fully explored and consideration given to the redevelopment for employment use of existing underused sites
- Development should be directed away from Flood Risk areas informed by the SFRA and PPS25 Sequential/Exceptions Tests.

Issue	Preferred Option
Supporting the Local Economy (Policy JB1)	<i>Maintain the economic role of the Borough with emphasis placed on the priority actions set out in the Sub-regional investment plan.</i> The Approach will seek to: <ol style="list-style-type: none"> Maintain and enhance the competitiveness of Harrogate’s business tourism sector and to support holiday tourism to create a year round industry Develop the potential of Knaresborough, Ripon, Boroughbridge, Masham and Pateley Bridge to act as rural capitals Support the development of the digital and food clusters within the District Harness the dynamism of the Leeds/Bradford economy
The preferred approach has a significant positive effect on the economic objectives. The nature of the preferred approach is such that there was no effect on many of the environmental objectives – this will largely be determined by how the policy is implemented.	
Mitigation	
<ul style="list-style-type: none"> • The preferred approach will need to clearly set out the approach for supporting the development of market towns as rural capitals. There is a need to ensure a balance between development and retaining the essential character of these areas. 	

Issue	Preferred Option
Additional Retailing in Harrogate (Policy JB4)	<i>Identify Harrogate Town as an area where shopping growth will be located and maintain the vitality and viability of Knaresborough and Ripon as principal service centres and Boroughbridge, Masham and Pateley Bridge as local service centres</i>
Maintaining the existing roles of the sub regional town centre and the other District town and local centres will overall have a positive result on cultural, leisure and recreational facilities and will help to support the needs of businesses in these areas. It will also provide new employment opportunities.	
The provision of retail development in accessible locations also brings environmental benefits for example it provides and opportunity to access shopping facilities by public transport and or walking and therefore offers the potential to reduce private car use for shopping trips.	
Increased retail provision within Harrogate will, in the medium to longer term result in an	

increase in the use of primary resources and will also increase the demand for energy and generate more waste.

Mitigation

- Extending the shopping area of Harrogate town does present an opportunity for affordable housing provision, depending on the mix of uses put forward
- In seeking to expand the existing shopping area of Harrogate town, new development should be encouraged to increase the resource efficiency of buildings (water, energy, density, use of existing buildings and designing for a longer life span)
- Consideration should be given to preparing an SPD/AAP to ensure the new areas develop in a coherent and sustainable way

Travel

Issue	Preferred Option
Travel and accessibility (Policies TRA1, TRA2)	<p><i>Provide support for the Local Transport Plan and to encourage a shift away from car travel and improve efficiency of the existing transport network.</i></p> <p>This will be achieved by a package of measure including the location of new development with good access to the key bus and rail network and key services and facilities as well as safeguarding new transport routes and seeking improvements to existing infrastructure</p>
<p>Generally the package of measures proposed had positive effects on many of the Sustainability Appraisal objectives. The positive impacts are likely to increase in the longer term as improvements to the transport network are implemented and more development is constructed taking into account this preferred approach.</p> <p>Negative effect was identified on biodiversity as a result of transport infrastructure schemes, although these maybe temporary and related to the construction phase.</p> <p>The approach has a positive impact on car related greenhouse gas emissions, although it is noted in the assessment that the increase in development will result in a net increase in emissions.</p>	
<p>Mitigation</p>	
<ul style="list-style-type: none"> • Opportunities to enhance biodiversity along transport improvement schemes should be fully explored • Consideration should be given to car free developments in urban areas. 	

Environment

Issue	Preferred Option
Environmental Improvement (Policies EQ1, SG4)	<p><i>Development and conservation schemes should make a positive contribution to environmental improvement</i></p> <p>The following areas are identified:</p> <ul style="list-style-type: none"> • Energy efficiency, renewable energy and recycling • Waste minimisation, minimisation of water consumption and use of sustainable materials • Townscape, landscape, archaeological and conservation area character • Biodiversity • Visual, general and residential amenity • Good design
<p>This makes a positive contribution to many of the SA objectives either directly or as a result of secondary effects. Many of the effects increase over time as new development comes forward which encompasses the measures set out in the preferred approach. The preferred approach seeks to ensure that new development is of a high quality which</p>	

supports local distinctiveness and has a positive impact on aspects of the environment. Taken together the preferred approach offers a package of measures designed to create a quality built and natural environment. The exact effect of the approach will depend on how it is implemented.

There is the potential for some types of renewable energy development to have a negative impact on the environment.

Mitigation

- Approach could be strengthened by specific reference in the set of measures for Environmental Improvements to the need to reduce greenhouse gas emissions
- Consideration should be given to developing an SPD which comprehensively looks at sustainable construction and design. This could include reference to energy efficiency and the use of renewable energy, minimising water consumption, waste minimisation and recycling
- The District contains a World Heritage Site, historic battlefields and Parks and Gardens which should also be referred to.

Issue	Preferred Option
Environmental Protection (Policy EQ2)	<p><i>Area based policy to restrict inappropriate development</i></p> <p>The following areas would be protected from inappropriate development</p> <ul style="list-style-type: none"> • Nidderdale Area of Outstanding Natural Beauty • Wildlife Sites • Countryside outside the Greenbelt and AONB • Green Belt • Local Landscape and Amenity Open Space Designations • Flood Risk Areas • Groundwater and surface waters
<p>This makes a positive contribution to many of the SA objectives either directly or as a result of secondary effects.</p> <p>An area based protection policy may prejudice the provision of affordable housing. The effects are uncertain but if they occur it is likely to over the medium to longer term.</p> <p>The restriction of development in the countryside and designated areas could have a harmful impact on rural diversification</p>	
<p>Mitigation</p>	
<ul style="list-style-type: none"> • Opportunities for creating new habitats/enhancing the existing environment should be referred to • Consideration will need to be given to the use of Sustainable Urban Drainage systems and how these can be effectively incorporated into new development. 	

Residents and Communities

Issue	Preferred Option
Inclusive Communities (Policy C1)	<p><i>To support the needs of all sections of the District's population</i></p> <p>This approach would look to support the following – elderly, young, and rural populations; reduce the fear of crime and anti-social behaviour, providing accessible community facilities.</p>
<p>The preferred approach has a positive effect on all of the social objectives. The nature of the preferred approach is such that there was no effect on many of the environmental objectives – this will largely be determined by how the policy is implemented. The current approach is more a statement of intent. Effective integration with other plans and strategies will be required.</p>	
<p>Mitigation</p>	
<ul style="list-style-type: none"> • Consideration should be given to the potential for enhanced employment opportunities 	

for particular groups – for example in rural areas through increased diversification or remote working/working from home initiatives.

Issue	Preferred Option
Community and Other Infrastructure (Policy C1)	<i>Developers to provide for, and/or contribute towards the community and other infrastructure needs generated directly by their development</i> This will require provision/contributions to cover a range of infrastructure eg, schools, health & social care, community and recreation facilities, transport infrastructure, waste recycling, drainage/flood prevention measures, environmental mitigation and improvements
This has a positive effect on a majority of the sustainability appraisal objectives and no significant negative impacts were identified. This option offers the potential to off set some of the less desirable consequences of some of the other options within the Core Strategy.	
Mitigation	
<ul style="list-style-type: none"> • It should be ensured wherever possible that contributions are used to improve or create additional facilities • The range of measures envisaged as appropriate under environmental mitigation and improvement should be set out to ensure that the benefits are maximised 	

Cumulative and Synergistic Effects

7.4 The SEA Directive requires that consideration be given to cumulative and synergistic effects. Cumulative effects can arise where several individual effects of the Core Strategy can have a combined effect (positive or negative). Synergistic effects occur where the interaction of one or more effects produces a new or enhanced effect. A matrix has been used to record the cumulative impact of the Preferred Options of the Core Strategy. This enabled the different effects to be examined in relation to one another. A summary of the cumulative effects is set out below. This includes the impact of new and or refined policies discussed in chapter 8.

Table 7.1 : Summary of Cumulative effects

SA Objective	Cumulative effects
Quality housing...	The preferred options work together to support the delivery of housing to meet the needs of the District's population with a particular emphasis on the provision of meeting affordable housing needs.
Good health...	No significant cumulative effects
Safety & security...	No significant cumulative effects
Vibrant communities...	The combined effect of the preferred options is to provide the infrastructure to create and support vibrant communities and to reduce the potential for social isolation
Culture, leisure...	A combination of the policies support the provision of cultural, leisure and recreational facilities and strive to increase accessibility.
Local needs met locally..	The focus of the preferred options is to ensure that housing and employment opportunities are available to serve the needs of the District's population. The strategy is based on maintaining services and facilities and ensuring these are accessible by modes other than the car.
Education & training...	No significant cumulative effects
Natural environment...	New housing and employment development has the potential to have a negative impact on the quality of the natural environment including habitats and biodiversity and countryside character. Other preferred options look to off set some of these negative impacts.
Minimal pollution levels..	New development has the potential to have an impact on surface water and groundwater quality and will also increase the demands on water resources.
Transport network...	The cumulative effect of the preferred options is generally positive as the

	thrust is to locate new development which improves accessibility by means other than the car. However, there may be cumulative impact of increased car travel from rural and smaller market town development as people access services and facilities in higher order centres.
Greenhouse gas emissions...	New development will increase greenhouse gas emissions due to increased energy demand as more people are accommodated within the District. There is also the potential for increased car travel
Energy & natural resources...	New development will increase the use of primary resources and will also increase the demand for more energy and result in more waste being generated
Historic environment...	The preferred options resulting a mix of impacts on the historical environment. New development can have negative impacts through the development of historical areas or indirectly be impacting on its setting/ character. These negative impacts are offset by the requirements of the preferred options on environmental improvements and area based protection policy.
Quality built environment...	The combined effect of the preferred options is to have a positive effect on this objective and outweighs the negative impacts of further development
Employment opportunities...	The combined effect of the preferred options is to provide conditions for business success through the appropriate level of employment land and by ensuring that affordable housing is provided to enable businesses to retain staff. Protection of a high quality environment also helps to attract businesses and employees
Business success...	

Mitigation

7.4 The SEA Directive requires information to be provided on *the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme*". Mitigation measures also include proactive avoidance of adverse effects and measures to enhance positive effects.

7.5 Mitigation measures can take a wide range of forms, including:

- changes to the Core Strategy options, including bringing forward new options or adding or deleting options
- refining options in order to improve the likelihood of beneficial effects and to minimise adverse impacts eg by ensuring strong policy criteria are developed
- technical measures to be applied during the implementation stage eg setting guidelines or applying design principles

Mitigation measures have been identified for each preferred option in the detailed assessment and are noted in the summary tables above.

8.0 APPRAISING CHANGES TO THE CORE STRATEGY

8.1 The policies set out in the Core Strategy submission document generally reflect the Preferred Options. However, some changes have occurred and further appraisal work has been undertaken. The following tables summarise the appraisal of new policies that have not previously been appraised. Detailed appraisal matrices are set out at appendix 8.

Issue	Preferred Option
<p>SG3 Conservation of the Countryside and Green Belt</p> <p><i>(This replaces PO3 Other settlements and the Countryside)</i></p>	<p><i>Policy relating to development in the countryside and Green Belt</i></p> <p>Strict control over new development will be applied and the following developments will be encouraged:</p> <ul style="list-style-type: none"> • Affordable housing in compliance with Policy HLP3 and 4 • Rural building conversions • Community facilities and employment which cannot be met within the settlement's development limits, and is essential for the creation of a sustainable community • Sustainable rural enterprises, including tourism, renewable energy and farm diversification <p>Affordable housing will not be classified as inappropriate development within the Green Belt</p>
<p>The policy approach does not perform well against the environmental objectives. Development in the countryside has the potential to have a negative impact on biodiversity and the natural environment. It also has the potential to result in unsustainable transport patterns by encouraging car travel to access jobs and services. This option does, however provide for the re-use of rural buildings to create new dwellings and new business premises.</p> <p>The option performs well against the economic indicators providing as it does support for rural economy, including existing agriculture and providing opportunity to diversify employment opportunities in rural areas.</p>	
<p>Mitigation</p>	
<ul style="list-style-type: none"> • Need to ensure that innovative and sustainable enterprise is adequately and meaningfully defined. There may be scope to make specific reference to leisure, recreation and cultural pursuits to support the tourism policies • Consideration should be given to providing greater clarity in the policy as to the relative merits of an economic re-use of a rural building or a housing conversion • Mitigation measures should provide policies or guidance that ensure new developments utilise energy efficient design and technologies, sustainably sourced building materials and recycled materials • Development should be directed away from Flood Risk areas informed by the SFRA and PPS25 Sequential/Exceptions Tests. 	

Issue	Preferred Option
<p>SG5 : Managed Release of housing</p> <p><i>(This replaces the previous approach with a focus on Priority Release in Market Towns)</i></p>	<p><i>Release and phasing of land for housing</i></p> <p>Land will be allocated, released and phased to ensure delivery of new dwellings broadly matches expected rate of completions (ie delivers 400 dwelling per year) This will be reviewed annually.</p>
<p>This option is focussed on the process of releasing land for housing. Spatial expression will be given to this policy through the Site Allocations DPD. The assessment has therefore focussed on the social and economic objectives.</p> <p>Enabling the timely release of land for housing will help to secure the provision of affordable housing to meet identified local needs. It also supports the vibrancy of settlements.</p>	

Mitigation
<ul style="list-style-type: none"> • Non identified

Issue	Preferred Option
JB2 Conference and business tourism. <i>(New Policy - This amplifies the Preferred Option 'Supporting the Local Economy')</i>	<i>Supporting the Conference and Business Tourism Sector</i> This approach would : <ul style="list-style-type: none"> • Resist proposals which undermine conference and business tourism • Protect supporting infrastructure in terms of hotel room space • Support the expansion and re-development of Harrogate International Centre • Secure significant improvements to accessibility between the Yorkshire Showground and town centre

The main effect against the social objectives is in respect of culture, leisure and recreational activities. Conference and business tourism enables the development of a wider range of cultural, leisure and recreational facilities than would otherwise be available in a town the size of Harrogate. This in turn supports the vibrancy of the town centre.

Against the environmental objectives the most significant impact is in respect of the historic environment. Many of the hotels that successfully operate in the town are located in either listed buildings or in the Conservation Area. These buildings are generally in good condition because there is business confidence to invest in maintenance and improvement

There is a significant positive impact on the economic objectives. Conference and business tourism is an important employment sector in the local economy and this approach will support potentially increase job numbers. It will provide support for existing businesses and create business confidence to encourage investment, this includes in the expansion of Harrogate Conference Centre

Mitigation
<ul style="list-style-type: none"> • Further work should be undertaken to maximise accessibility from the Yorkshire Showground site to the town centre • Detailed policies should be in place to protect existing hotels and support new provision

Issue	Preferred Option
TRA3 Travel Management <i>(New Policy)</i>	<i>Measures to reduce congestion and improve accessibility</i> Identifies areas where the Council will work with the County Council and other transport providers to implement measures to reduce traffic congestion and improve accessibility. Proposals include: <ul style="list-style-type: none"> • improvements to services and infrastructure to improve public transport provision, walking and cycling • preparation of a District wide parking strategy • preparation of a Harrogate and Knaresborough Area Plan DPD for Harrogate town centre.

Generally positive effects have been identified against many of the Sustainability Appraisal objectives. The positive impacts are likely to increase in the longer term as improvements to the transport network are implemented. No significant effects have been identified

The approach has a limited effect on the social objectives, but it offers the potential to provide secondary benefits through increased walking and cycling if facilities are enhanced.

The approach is generally supportive of the environmental objectives, offering the potential to improve air quality and reduce CO₂ emissions. Significant improvements should be seen in the transport network if the measures are successfully implemented.

Positive effects have been identified against the economic objectives, primarily through improvements in connectivity between Harrogate/Knaresborough and Leeds and York which will support business success and could encourage inward investment (Spin off industries

<p>from Leeds-City Region) Helping to reduce congestion should also have a positive effect.</p> <p>Preferred Option identifies that a Harrogate & Knaresborough Area DPD will be prepared that, amongst other matters will address traffic issues. The details are not sufficient to allow a meaningful appraisal. In any event this will be the subject of a separate Sustainability Appraisal as part of its preparation.</p>
<p>Mitigation</p> <ul style="list-style-type: none"> • Opportunities to enhance biodiversity along transport improvement schemes should be fully explored.

Issue	Preferred Option
<p>C2 Gypsies and Travellers</p> <p><i>(New Policy Previously included in PO15 Inclusive Communities)</i></p>	<p><i>Accommodation for Gypsies and Travellers</i></p> <p>This approach seeks to make provision for additional gypsy and traveller sites through extensions to existing sites or the identification of new sites</p>
<p>The impact of this Preferred Option is likely to be small due to the nature of any likely development . Where impacts against the Sustainability Appraisal objectives have been identified these are generally positive. It provides for appropriate accommodation on site that are well located to A and B settlements which will ensure a reasonable level of access to services and facilities.</p>	
<p>Mitigation</p> <ul style="list-style-type: none"> • Non proposed 	

8.2 A number of the options have been refined following the publication of the Preferred Options in response to changed circumstances and or consultation responses. A commentary on the refined options is set out below.

General – changes to policy wording

8.3 Following the publication of the Core Strategy Preferred Options policies have been drafted to deliver the preferred options. The policies drafted amplify the Preferred Options and in many instances put in place safeguards which address issues identified in the sustainability appraisal or provide appropriate mitigation.

PO1: Overall Distribution of Growth

8.4 The Preferred Option was assessed on the basis that the majority of the housing requirement in Harrogate and Knaresborough could be delivered on brownfield land and that the need for urban extensions be kept under review. The requirement for Greenfield land to deliver the housing requirement was, however reflected in the appraisal of the Preferred Option.

8.5 Further work undertaken by the Council indicates that to deliver the required 400 dwellings per year an extension to the built up areas of both Harrogate and Knaresborough will be required towards the end of the plan period. Appraisal work was undertaken as part of developing options which looked at three potential locations to meet this need.

8.6 Detailed appraisal work is being undertaken as part of the Site Allocations DPD in respect of suitable sites to meet the urban extension requirements. In addition the Council has also prepared a Harrogate and Knaresborough Urban Extension study. This complements the Sustainability Appraisal work and looks at the capacity of various sectors of the Harrogate/Knaresborough area to accommodate further growth.

PO10: Supporting the local economy

- 8.7 There have been some changes to the wording of this Preferred Option, although it is considered that the overall thrust of the approach remains the same. An additional criteria has been added which has the effect of supporting the rural and agricultural economy and its diversification. It is not considered that the revised wording significantly affects the outcome of the appraisal but that it does provide for support to the rural parts of the District.

PO13: Environmental Improvement

- 8.8 The list of measures identified under this preferred option have now been split and are effectively covered under two policies. EQ1 Reducing the Risks to the Environment covers energy efficiency, renewable energy and waste minimisation, minimisation of water consumption and use of sustainable materials. Policy SG4 Settlement Growth Design and Impact covers matters identified in the preferred option relating to scale, layout and design, visual and residential amenity.

PO14: Environmental Protection

- 8.9 This preferred option is covered by policy EQ2 The Natural and Built Environment and Green Belt. However, the issue of groundwater and surface water protection, identified in PO14 is not adequately addressed in policy EQ2.

Community Sports Regeneration Area Action Plan (Policy C3)

- 8.10 One of the Preferred Options is to prepare a Community Sports Regeneration Area Action Plan for the area of Harrogate town around Claro Road and Kingsley Drive. This is the subject of a detailed Sustainability Appraisal which includes the 'do nothing' option. Work undertaken to date can be viewed in the Community Sports Regeneration Area Action Plan – Issues and Options Consultation. A summary of the options is set out below. More options are likely to come forward as the Area Action Plan is prepared. A Sustainability Appraisal of the most up to date options, including alternative locations will be submitted to the Secretary of State in January 2008.

Options Considered

Option A	Option B	Option C	'Do Nothing'
<ul style="list-style-type: none"> Provides for the towns rugby and football clubs to accommodate their first team grounds and associated car parking on the existing Claro Road Site Promotes the improvement of the Harrogate Hockey all weather pitch to a more modern water based pitch. No change to the remainder of the area. This would remain private land with no public access, apart from the existing rights of way in the area. 	<ul style="list-style-type: none"> Same development and landscaping being accommodated on the existing rugby club site and Harrogate Hockey pitch as per Option A. Provides a floodlit grass training pitch, changing room and small car parking area This would form part of a wider area of public open space laid out as an open grassed park, used for informal and formal recreation to include public footpaths and additional tree planting 	<ul style="list-style-type: none"> Same development and landscaping being accommodated on the existing rugby club site and Harrogate Hockey pitch as per Option A. A five –a-side floodlit games area A grassed floodlit training pitch, for the rugby club. The whole area of land from the existing rugby club site, north eastwards through to the open land off Kingsley Drive would become public open space, laid out as per Option B 	Not prepare an area action plan

Summary Appraisal

	Option A	Option B	Option C	Do Nothing Option
Social Issues	<ul style="list-style-type: none"> • Modernisation/enhancement of existing sports facilities • Encourage participation in sport with secondary effect of encouraging healthy lifestyles • Retention/improvement of important Community sports clubs • The site is more than 400m from a bus stop on the key bus network 	<ul style="list-style-type: none"> • Modernisation/enhancement of existing sports facility • Encourage participation in sport (includes junior sports provision) with secondary effect of encouraging healthy lifestyles • Provision of informal recreation space/ cycle routes and green links which will contribute to healthy lifestyles • Retention of an important Community sports club • The site is more than 400m from a bus stop on the key bus network 	<ul style="list-style-type: none"> • Modernisation/enhancement of existing sports facility • Encourage participation in sport (includes junior sports provision) with secondary effect of encouraging healthy lifestyles • Provision of informal recreation space/ cycle routes and green links which will contribute to healthy lifestyles • Retention of an important Community sports club • The site is more than 400m from a bus stop on the key bus network 	<ul style="list-style-type: none"> • Loss of an important community sports club • Reduces opportunity to encourage participation in sport with secondary effect of encouraging healthy lifestyles • No public access to informal recreation space/ cycle routes and green links which contribute to healthy lifestyles
Environmental Issues	<ul style="list-style-type: none"> • No known nature conservation interest on the site • Increase in traffic – either football or rugby every Saturday, Football some week day evenings and based on 2006/7 fixtures football and rugby on the same Saturday 4 times per year. 	<ul style="list-style-type: none"> • Loss of neglected improved grassland which may hold national BAP priority species • Impact on the character of the countryside • Increase in traffic – either football or rugby every Saturday, Football some week day evenings and based on 2006/7 fixtures football and rugby on the same Saturday 4 times per year. • Provision of improved cycleways and footpaths • Increased flood lighting associated with new first team artificial pitch 	<ul style="list-style-type: none"> • Loss of neglected improved grassland which may hold national BAP priority species • Impact on the character of the countryside • Potential for indirect impact on wintering flocks of lapwing, golden plover and skylark on the playing fields to the north • Increase in traffic – either football or rugby every Saturday, Football some week day evenings and based on 2006/7 fixtures football and rugby on the same Saturday 4 times per year. • Provision of improved cycleways and footpaths • Increased flood lighting associated with new first team artificial pitch/five aside pitches 	<ul style="list-style-type: none"> • Retention of neglected improved grassland which may hold national BAP priority species
Economic Issues	<ul style="list-style-type: none"> • Options A, B and C would provide for the retention of the Rugby Club which is an existing business in the town and would also facilitate the provision of an improved facility for the towns Football Club 			<ul style="list-style-type: none"> • The Rugby Club is facing closure at the end of 2209.

9.0 IMPLEMENTATION

Proposals for monitoring

- 9.1 An Annual Monitoring Report on the Adopted Local Plan has been published since 2002. This process will continue in an enhanced form with the preparation of the Harrogate District LDF and will encompass monitoring information in connection with Sustainability Appraisal.
- 9.2 A single monitoring framework is being developed to encompass the various documents that will be prepared as part of the Harrogate District LDF. This will ensure that significant sustainability effects¹³ of implementing the plan are monitored to identify any unforeseen adverse effects and enable remedial action to be taken.
- 9.3 In developing the proposals for monitoring regard will be had to:
- the objectives, targets and indicators developed for the Sustainability Appraisal Framework
 - baseline information and identified sustainability issues
 - likely significant effects that were identified
 - proposed mitigation measures.
- 9.4 Monitoring proposals need to consider both positive and negative impacts. It is not necessary to monitor everything or to monitor an effect indefinitely. Instead the focus of monitoring should be on significant sustainability effects that may give rise to irreversible damage and significant effects where there was uncertainty in the Sustainability Appraisal and where monitoring would enable preventative or mitigation measures to be taken.
- 9.5 Table 9.1 suggests the type of information that should be monitored and associated indicators. These will be further refined as the overall monitoring framework is developed.

Table 9.1 : Proposals for Monitoring.

What needs to be monitored (effect)	What sort of information is required (indicator)	Sources of Information
Homes for local people	Affordable housing completions	Harrogate Borough Council
	Homelessness: households accepted and in priority need	Harrogate Borough Council
Access to services	Geographical access to services (defined as a post office, GP, food shop & primary school)	Carven, Harrogate & Rural District PCT, Health Profile
Reduce the need to travel and reliance on private car; integration of modes of transport	Levels of car ownership	Census
	Availability of cycle network	To be developed
	Amount of new residential development within 30 mins public transport time of a GP, hospital, primary school,	To be developed

¹³ The EU Directive requires: “Member States shall monitor the significant environmental effects of the implementation of plans and programmes in order, inter alia, to identify at an early stage unforeseen adverse effects and to be able to undertake appropriate remedial action”

	areas of employment and a major retail centre	
Anti-social behaviour/Crime & the fear of Crime	% of residents who feel safe outside Domestic burglaries per 1000 population	Harrogate Borough Council Harrogate Borough Council
Bio-diverse environment	Reported condition of SSSIs (% or area) Change in priority habitats and species % of Rivers of good or fair chemical and biological quality	English Nature To be developed Environment Agency
Quality built environment	% of residential development completed on brownfield land Developments in floodplains Developments incorporating Sustainable Urban Drainage Systems Area of open space	Harrogate Borough Council To be developed To be developed To be developed
Prudent use of natural resources	Amount of waste arising / household % of total household waste recycled Energy efficiency of housing stock Energy generated from renewable sources	North Yorkshire County Council North Yorkshire County Council Harrogate Borough Council To be developed
Landscape character	Development on best and most versatile agricultural land Countryside Character Areas/ Local Distinctiveness	To be developed To be developed
Historic Environment	% of Grade I and Grade II buildings at risk % of conservation area demolished or otherwise lost Impact or change on the character, appearance or setting of the World Heritage Site Loss or damage to the character or setting of a Registered Historic Battlefield	English Heritage To be developed
Diverse and robust economy	% of individuals of working age in employment	Census

	Change in total VAT registered businesses	Harrogate Borough Council
	Shop vacancy rates in market towns	Harrogate Borough Council
	Total tourist visitors to the District and spend	Harrogate Borough Council
	% of adults with NVQ level 3 & 4 (economically active)	Yorkshire Futures
Employment land provision	Employment land available by type	Harrogate Borough Council (existing monitoring to be expanded)
	Loss of employment land to other uses	To be developed

SCOPING REPORT: LIST OF CONSULTEES

Countryside Agency
North Yorkshire Health Authority
NEDL YEDL
English Heritage
North Yorkshire County Council (Environmental Services)
Strategic Rail Authority
Yorkshire & Humber Regional Assembly
North Yorkshire County Council (Education Service)
Leeds City Council
York City Council
Harrogate Local Strategic Partnership
Hambleton District Council
Richmondshire District Council
Government Office for Yorkshire & the Humber
North York Moors National Park
English Nature
Yorkshire Forward
Yorkshire Electricity Board
Environment Agency
Transco
Northern Utility Services
Nidderdale AONB
Selby District Council
Bradford City Council
Yorkshire Dales National Park
North Yorkshire County Council (Social Services)
Ryedale District Council
Scarborough Borough Council
Craven District Council

CONSULTATION RESPONSES TO THE SCOPING REPORT

Topic	Summary of Response	Officer Comment
English Heritage		
General	Generally consider that the Scoping Report has identified the key issues insofar as the historic environment is concerned and endorse the draft objectives of the Core Strategy for the built and natural environment	Noted.
Para 2.16	It would be more accurate to refer to 'Scheduled Ancient Monuments'	AGREED. The Scoping Report uses the term 'ancient monument'. This should be more accurately referred to as 'Scheduled Ancient Monument.'
Page 31	Under SA objective 13 an indicator relating to loss or damage to Registered Battlefields should be included given that Harrogate has 3 of the 7 such areas in Yorkshire An indicator under objective 13 refers to 'Ancient Monuments' which more accurately should refer to 'Scheduled Ancient Monuments'	Noted. Consideration should be given to the development of an indicator in respect of Registered Battlefields. AGREED. The Scoping Report uses the term 'ancient monument'. This should be more accurately referred to as 'Scheduled Ancient Monument.'
Page 33	This section should also contain a review of the following documents: <ul style="list-style-type: none"> • European Spatial Development Perspective • The Historic Environment: A Force for Our Future (DCMS 2001) • Regional Sustainable Development Framework • Regional Cultural Strategy 	AGREED. It is the intention that the policy review section will be re-examined during the Sustainability Appraisal to ensure that it reflects the most up to date and relevant policy documents.
North Yorkshire County Council (Education Service)		
General	Would encourage early discussions with the Education Authority about emerging housing proposals. The School position at both primary and secondary levels in Harrogate and Knaresborough is complex. Depending on the proposed location of development there could be a need for new or replacement schools.	Noted. As part of the process of preparing the LDF and associated Sustainability Appraisal the Council will be undertaking continuous community involvement. This will include consultation with stakeholders such as the Education Authority. This should facilitate early discussions in respect of housing proposals.
Strategic Rail Authority		
General	Strongly supportive of the principle of promoting sustainable transport choices, and in integrating land use planning and transport policies. It follows that any proposal for development of the rail network or of railway facilities must be developed in consultation with the SRA to ensure compatibility and feasibility.	Noted. As part of the process of preparing the LDF and associated Sustainability Appraisal the Council will be undertaking continuous community involvement. This will include consultation with stakeholders such as the SRA. This should facilitate early discussions.

Topic	Comment	Officer Comment and Recommendations
Countryside Agency		
General	<p>Key issues and LDF implications need to be 'Rural Proofed' relating to policies, options and objectives to make sure the rural areas of the District are not disadvantaged because of the policies of the urban areas of the district.</p> <p>Main area of concern is the lack of objectives relating to climate change, CO₂ reductions and reduced use of energy and natural resources. This could be linked to encouraging renewable energy businesses to the area and to help existing businesses to be more energy efficient.</p>	<p>Noted. The Countryside Agency website provides a useful checklist of questions in respect of Rural Proofing.</p> <p>LDF Objective 16 makes specific reference to waste reduction, climate change and renewable energy but the objective could be strengthened by making explicit reference to CO₂ emissions. REVISE objective 16 to read <i>"To provide enhanced care for the environment, with particular emphasis on the reduction of waste and CO₂ emissions, climate change and renewable energy"</i></p>
Appendix 2	<p>Information provided under bio-diversity and attractive environment could be improved by having information from the Countryside Quality Counts assessment for the Countryside Character areas in Harrogate District.</p> <p>Some of the landscape baselines appear to be missing when compared to the Regional Sustainability Appraisal these are a) will support local distinctiveness and design, b) will take account of geomorphology of the land c) will encourage re-use of existing buildings and d) will protect material assets</p>	<p>Noted.</p> <p>Appendix 4 sets out the Sustainability Aims and Objectives derived from the Regional Sustainability Appraisal and makes reference to those objectives referred to by the Countryside Agency. In developing indicators and collecting baseline information there has to be a balance between, providing sufficient information from which a realistic assessment can be made and the resources (staff and time) available to collect data. Consideration will need to be given as to whether indicators should be developed and monitored in the future.</p>
Methodology	Overall the assessment of the policies is reasonable and we are content with the methodology of the appraisal made in the Scoping Report	Noted.

Topic	Comment	Officer Comment and Recommendations
Environment Agency		
Page 6	It is noted that flood risk is not included within this section. The EA would encourage the LPA to undertake a Strategic Flood Risk Assessment and sequential test in line with PPG25. The EA advises that the LPA determine the number of existing properties believed to be at risk from flooding. Existing sites allocated in the local plan should also be reviewed using the flood zone maps.	AGREED. Reference should be made in respect of flooding within this section. ADD new paragraph between 2.19 and 2.20 to read: <i>“Harrogate District includes several areas with known flooding issues from both fluvial and drainage sources. These include: Masham, Shaw Mills, Bishop Monkton, Ripon, Boroughbridge, Roecliffe, Knaresborough, Castley, Pateley Bridge, Hunsingore, Cattal, Ferrensby and Scotton. The District Council will be undertaking a Strategic Flood Risk Assessment which will be completed by the end of 2005 and will help to inform the Local Development Framework”</i>
	<p>The Agency seeks to promote Sustainable Drainage Systems (SUDS) where appropriate and also recommend that all new development incorporates surface water control systems. Proposals to discharge into existing drainage systems must identify the outfall point and receiving watercourse. The Agency would wish to see this as an objective.</p> <p>The implementation of SUDS can be difficult to quantify. The definition of SUDS is not clearly defined and developers often find it difficult to get them adopted by the relevant water authorities</p>	<p>This is a detailed development control issue or it could be the subject of a detailed policy but it is not considered that it is relevant to include as an objective for the Core Strategy. The Core Strategy is concerned with broad strategic issues.</p> <p>Developments incorporating SUDS has been identified as an indicator and there is a need to consider whether this can be realistically monitored.</p>
Page 13 – Objective 1	The Agency strongly encourages the re-use of previously developed land and would also encourage development through renovations, conversions and re-builds over developing on new land. The Agency supports ‘green’ housing which takes strong account of environmental principles.	Noted.
Page 13 – Objective 3	The Agency draw attention to the issue of flooding in the settlements set out in this objective	Noted. The District Council will be undertaking a strategic flood risk assessment which will be completed by the end of 2005.
Page 14 – Objective 16	Harrogate Borough Council operates two composting sites under a waste management licence exemption. The Agency would wish to encourage similar schemes in other parts of the District. The Agency would also encourage the development of a further civic amenity site to reduce the pressure on Stonefall. It may also be prudent to investigate the feasibility of such a site in more rural parts of the District such as Pateley Bridge or Masham.	<p>Noted. The decision to introduce more schemes like this is an operational matter to be determined by the waste collection authority and waste disposal authority.</p> <p>Noted. The provision of additional civic amenity sites within Harrogate and the wider District is the responsibility of North Yorkshire County Council. Harrogate Borough Council supports the provision of a further civic amenity site to serve Harrogate</p>

Topic	Comment	Officer Comment and Recommendations
	Glass, can, plastic and paper recycling banks should actively be encouraged as part of new housing developments and retail parks.	Noted. This is a detailed development control issue which would seek to implement any relevant policy contained within North Yorkshire County Council's Waste Local Development Framework.
SA Indicator 8 – Bio-diverse and attractive natural environment	The Agency advise that they have records on a number of species held in their biodiversity database.	Noted.
SA Indicator 9 – Minimal pollution levels	<p>Incorporation of Sustainable Urban Drainage systems (SUDS) into housing developments and retail parks should be encouraged to reduce the impact of diffuse pollution. Diffuse pollution is mainly related to the way we use and manage land and soil.</p> <p>Parts of Harrogate District also fall under the newly designated Nitrate Vulnerable Zones which results in visits to farms to ensure that they are applying their fertilisers and manures in a sustainable manner.</p> <p>Village and rural sewage treatment works may well require building or improving in order to deal with foul sewage from potential new development. Development in market towns must consider whether existing sewage treatment works have the capacity to take additional flows.</p>	<p>As noted above by the Environment Agency it is often difficult for developers to get SUDS them adopted by the relevant water authorities. Whilst the benefits of SUDS is recognised, discussions would be required with the relevant water companies in respect of securing adoption of SUDS if the Local Planning Authority were to actively seek to encourage this in new housing and retail developments</p> <p>Noted.</p> <p>Noted.</p>
Indicator 11 – Minimise greenhouse gas emissions...	<p>The Agency do not hold any specific data in respect of development on flood plain and it therefore advises that Harrogate Borough Council determine the number of existing properties believed to be at risk of flooding. The data source for this would be the Flood Zone maps. Existing sites allocated in the Local Plan should also be reviewed using these maps</p> <p>It is noted that 'development in floodplains' is included in both indicators 11 and 14 and the Agency questions if this is necessary.</p>	<p>Noted. The Borough Council will be undertaking a strategic flood risk assessment which will be completed by the end of 2005.</p> <p>AGREED. This should be retained under objective 11 but deleted from objective 14 to reduce repetition.</p>

Topic	Comment	Officer Comment and Recommendations
	The Environment Agency is the key operational player in respect of climate change and has produced a report entitled 'The Climate is Changing: Time to Get Ready' which provides information on the cause, the costs and the impacts of climate change.	Noted.
General	The Agency are in the process of supplying data to Local Authorities for the SEA Directive.	Noted. Information has been received from the Environment Agency in this respect.
Government Office for Yorkshire & the Humber		
General	There appears to be no further reference to how it is proposed the specific inconsistencies between SD aims and LDF objectives should be resolved. It may be that it is intended to cover this in the generalised process outlined in sections 5 and 6 but this needs to be clarified.	Paragraph 4.2 makes reference to the need to give consideration to the possibility of refining the Core Strategy objectives and that this would be reported in the Initial Sustainability Appraisal Report. Although there is no longer a requirement to produce an Initial SA Report now there will still be a need to consider how to resolve the identified competing priorities.

CONSULTATION RESPONSES TO THE ISSUES AND OPTIONS INFORMATION

Topic	Comments	Officer Comment and Recommendation
English Heritage		
Appendix 2 (Pg 23)	To a large degree, the compatibility of the LDF Objectives with the SEA Objectives will depend on how they are implemented. For example, depending on how they are executed, LDF Objectives 2,3 and 4 could, potentially, have an adverse impact upon the character of these settlements and , thereby, have a harmful effect upon SEA Objectives 13 or 14. To achieve a positive result, you need to specify what assumptions have been made otherwise a large number of results are likely to come out as 'uncertain'.	The Scoping report set out the assumptions that had been made in assessing the objectives. This was not included in the information provided with appraisal information in "Core Strategy : Developing Options". It will be set out in the Sustainability Appraisal accompanying the Preferred Options. The assumptions made were: <ul style="list-style-type: none"> • Any development should have due regard to the need to protect and enhance biodiversity and the natural and historic environment • Development should take place in a way that limits the potential for pollution and greenhouse gas emissions and uses resources efficiently to limit waste production
Appendix 3 (Pg 35) Issue SG3 (a-c) – SA Objective 13	Whilst it is accepted that the direct impacts of these town extensions might be limited, both settlements have historic cores where the indirect or cumulative effects of the extensions could have an impact (eg increased traffic, pollution). Given that these effects, at this stage, are difficult to assess, it would probably be better to record the performance for all three options as 'uncertain'	<p>The comments made in respect of the potential impact of urban extensions to Ripon are noted. The need for urban extensions at Ripon are not being pursued further.</p>
Appendix 3 (Pg 37) Issue SG3d – SA Objective 13	This should be recorded as likely to have an uncertain relationship. The area appears close to the boundary of the Ripon Conservation Area and would adjoin the boundaries of the curtilages of a number of Listed Buildings. The impact of the development of this area upon SA Objective 13 will depend upon how it is implemented.	
Appendix 3 (Pg 37) Issue SG3e – SA Objective 13	Whilst it is accepted that the direct impact of a town extension to the south-east of Ripon might be limited, there could be indirect or cumulative effects upon the historic core of the settlement. Given that these effects, at this stage are difficult to assess, it would probably be better to record the performance as 'uncertain'	
Appendix 3 (Pg 37) Issues SG3f– SA Objective 13	This should be recorded as likely to have a negative relationship against this SA Objective. On the commentary, it should be recorded that this area would extend to within 0.5km of the Grade I Historic Park and Gardens at Fountains Abbey/Studley Royal and would abut the Buffer Zone of the World Heritage Site. There is therefore potential to have a significant adverse impact upon internationally recognised sites of historic importance	
Appendix 3 (Pg 39) Issue SG4 – SA Objective 13	Since this is an issue dealing, essentially, with the time at which housing land is released for development, there is virtually no relationship between either Option and SA Objective 13. The performance also needs to be amended accordingly	

Topic	Comments	Officer Comments and Recommendation
Appendix 3 (Pg 55) Issue JB3 – SA Objective 13	Since all the Borough's town centres include Conservation Areas with numerous Listed Buildings, the impact of these Options upon SA Objective 13 will depend on how they are undertaken. At this stage there is insufficient information to determine whether the impact would be positive, negative or neutral. Therefore, the performance for both Options should be amended to 'uncertain' with a corresponding amendment to the commentary	Noted. The impact was recorded as uncertain for the appraisal of the options.
Appendix 3 (Pg 59) Issue ENV1 – SA Objective 13	The impact of the first option <i>Need or Demand</i> ought to be recorded as 'uncertain'. There are certain measures which, whilst reducing energy consumption, could have an adverse impact upon the character or appearance of historic buildings.	AGREED. The appraisal has been amended accordingly.
Appendix 3 (Pg 66) Issue ENV2d – SA Objective 13	Should be recorded as likely to have a positive performance against Objective 13 in that it is likely to preserve the character of Harrogate and Knaresborough	AGREED. The appraisal has been amended accordingly.
Appendix 3 (Pg 66) Issue ENV2e – SA Objective 13	Should be recorded as likely to have a positive performance against Objective 13 in that it is likely to preserve the character of Harrogate and Knaresborough	AGREED. The appraisal has been amended accordingly.
Environment Agency		
Appendix 1 – Scoping Report Consultation	<p>The Agency welcomes the reference to flood risk and SFRA that is to be included within the baseline section of the Scoping Report. The Agency note that Sustainable Drainage Systems (SuDS) is more appropriate as a detailed policy, provided there is an appropriate Core Policy contained within the Core Strategy that it can be derived from.</p> <p>Paragraph 3.42 (Section 3) refers to the potential for an SPD on sustainable construction, and the Council may want to consider the inclusion of SuDS within this. The use of SuDS as an indicator should be examined</p> <p>The Agency welcomes the Council's recognition of the benefits of SuDS and the proposal to engage in discussion with the relevant water companies regarding adoption.</p>	Noted.
Appendix 3 – SA Objective 8	When considering the various issues and options and the potential impact on the natural environment reference should also be made to biodiversity as well as the visual impact on the countryside in terms of character etc	Noted.

Topic	Comments	Officer Comment and Recommendation
Appendix 3 – SA Objective 11	Reference should be made to development and flood risk when considering issues and options against this objective. Consideration should be given to a new SA Objective relating to flood risk which each of the options should be appraised against	The SA Framework is based on the aims and objectives set out in the Regional Sustainability Appraisal Framework prepared by the Regional Assembly which is intended should be used for appraising the sustainability of other strategies and policies prepared in the region. Flood risk is considered as part of SA Objective 11. In addition inappropriate development on floodplains is considered as part of SA objective 14. It is considered that an additional objective dealing with flood risk is not required.
North Yorkshire County Council (Environmental Services)		
Core Strategy Objectives	The inclusion of core strategy objectives is useful and makes the sustainability appraisal more transparent	Noted.
Options	<p>The options section of the sustainability appraisal report presents good strategic options, which are specific to the sections of the Core Strategy. This approach is welcomed and presents good practice.</p> <p>The results of the appraisal could be presented a little more clearly, a brief matrix outlining the results of the appraisal within the text could usefully be included.</p>	<p>Noted.</p> <p>AGREED. A summary matrix is set out in the Sustainability Appraisal Report accompanying the Preferred Options</p>
Travel	The draft North Yorkshire Local Transport Plan 2 has been available since March 2005 with an accompanying Environmental Report. This should give an indication of the possible direction of transport plans and policies.	Noted. The Preferred Options report makes links to and supports the general direction of the Local Transport Plan. This has helped the Council to develop its policy direction for travel.
Residents and Communities (RC4 – RC6)	The last three issues in this section do not have any associated options. The development of options, and their appraisal, is not always appropriate, particularly when policies are developed to fulfil statutory duties. However, justification should be offered as to why they have not been developed.	Noted. A Preferred Way forward has been developed following consultation on these issues.
Appraisal Matrix	More explanation is required on the notation. The SEA Directive requires that the significance of the effects should be assessed, to include secondary, cumulative, synergistic, short, medium and long term, permanent and temporary, positive and negative. The appraisal has successfully predicted the possible impacts of the plan but has made no mention of the timescale, permanence, secondary, cumulative or synergistic effects. Essentially, although the appraisal is a good example of a sustainability appraisal it may not completely satisfy the requirements of the SEA Directive because the effects have not been assessed.	The options were appraised against the sustainability appraisal framework and compared to determine how they compared in sustainability terms. This has been summarised in a matrix in the sustainability appraisal. The effects of the preferred options have been predicted and evaluated, including cumulative impacts.
Countryside Agency		
General	Overall it is considered that the SA is appropriate for this stage of the Core Strategy process.	Noted

Strategic Objectives	Welcome effective use made of the SA process to bring positive changes to the objectives of the Core Strategy by including the recognition of the needs of rural areas, particularly in terms of the improvement and retention of access opportunities	Noted
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CONSULTATION RESPONSES TO THE SUSTAINABILITY APPRAISAL REPORT

Topic	Comments	Officer Comments
English Heritage		
Chapter 7, Para 7.3	Over half the proposed villages include conservation areas and a large number lie within Special Landscape Areas. The assessment notes the uncertainty of all the options against SA13 and SA14. It is therefore suggested that the mitigation measures proposed should include either a recommendation that an assessment should be undertaken to ensure that the villages have capacity to accommodate further growth without harm to the landscape setting or there should be a statement within the policy to the effect that housing within these villages will only be approved where it will not detract from the character of the settlement or its landscape setting.	AGREE. Mitigation measures should recommend that 'An assessment should be undertaken to ensure that settlements proposed for future growth have the capacity to accommodate such growth without harm to the character of the landscape setting'
Chapter 7	Whilst the chapter identifies a number of effects it is not clear which are considered to be significant. This is a requirement of the EU Directive.	Appraisal tables at Appendices 7 & 8 indicate where an effect is considered to have a very positive or very negative effect.
Environment Agency		
Chapter 4	The Groundwater Directive (80/68/EEC), River Ouse Flood Risk Management Strategy and the Swale, Ure, Nidd and Upper Ouse Catchment Abstraction Management Strategy should be included in the list of relevant strategies. PPS25 Development and Flood Risk and the Environment Agency's Groundwater Strategy (GP3) should also be included. GP3 sets out the policy and technical approach to the management and protection of groundwater.	NOTED. It is the intention that the policy review section will be re-examined during the sustainability appraisal to ensure that it reflects the most up to date and relevant policy documents. An updated policy review section will be set out in the Sustainability Appraisal Report which will accompany the submission Core Strategy.
Chapter 4, Para 4.23	Reference to flooding at para 4.23 is supported	NOTED
Chapter 4, Para 4.35	An additional predicted future trend which may occur if the Core Strategy was not implemented is that inappropriate development takes place in flood plains and more homes will be at risk from flooding.	AGREED. Reference should be made at paragraph 4.35 to the potential for inappropriate development to take place in the floodplain.
Appendix 3	It is essential that inappropriate development in floodplains is monitored using appropriate data. At present the use of this indicator seems in doubt. It is suggested that the following indicators are used to measure this: Number of permissions granted contrary to Environment Agency advice on grounds of flooding, Number of planning applications granted in flood zone 3, Number of new developments with sustainable drainage systems installed.	NOTED. It is intended that development in floodplains will be monitored. The Council is currently looking at putting monitoring systems in place and the comments made will be taken into account.
Chapter 6, Appendix 5	Given that SA Objectives 11 and 14 are to include flood risk we would expect it to be considered when determining which is the most sustainable option, eg SG1 deals with the housing requirements for Harrogate and SA 11 and SA14 make no reference to flood risk. This is common throughout this chapter and the detailed appraisal matrix at appendix 5. At this stage the risk from flooding may not be known as it will depend on location but it must not be ignored. This issue needs to	AGREE. This issue should be addressed and the Sustainability Appraisal to be amended accordingly.

	be addressed throughout this chapter and the detailed appraisal matrix.	
Chapter 7, Appendix 6	The issue of flooding needs to also be addressed here. For example the Housing Cake SA11 mentions that new housing may increase greenhouse gases and hence is a negative which the Agency would agree with. But also new development may be in floodplain which is negative and should be recorded. We note that flood mitigation measures are referred to in SA14 but again there is not mention of flood risk in the effects box. This needs to be addressed throughout this chapter and the detailed appendix.	AGREE. This issue should be addressed and the Sustainability Appraisal to be amended accordingly.
Chapter 7, Appendix 6	Environmental Protection Preferred Option - SuDS should be moved to SA11 and 14 as it is primarily for flood risk. Commentary section SA14 needs reference that the SFRA and draft PPS25, in particular the Sequential Test and Exception Test will inform where inappropriate	AGREE. Sustainability Appraisal amended accordingly.
Chapter 8, Table 8.1	Table 8.1 refers to proposals for monitoring and includes development on floodplain and including SuDS. The Agency suggests that remediation of contaminated land also needs monitoring.	NOTED. This has not been proposed for monitoring as it is not considered to be a significant issue within this District.
Yorkshire & Humber Assembly		
Chapter 6 Appendix 5 (Settlement Growth)	It is not necessarily clear that the potential benefits of urban concentration have been fully recognised in the SA. Whilst the SA appears to recognise the potential benefits to rural areas and market towns of dispersing development, it does not seem to recognise, or take account, of the 'opportunity cost' in the urban areas - ie will opportunities be lost in the urban areas if development is spread more thinly across the wider rural area.	
Chapter 6 Appendix 5 (Growth in villages)	It is surprising that increased development in villages produce and 'uncertain impact' in relation to SA objectives relating to pollution, transport network and greenhouse gas emissions. Even if it were assumed that development were only to be permitted in villages with a reasonable level of service provision, employment and public transport access, it is inevitable that development in villages would have a negative impact on these SA objectives.	AGREE. This approach has been taken during the assessment of the Preferred Options and should also be reflected in the Options assessment.
Chapter 6, Appendix 5 (Urban Extensions)	The SA could be more helpful in considering the issue of urban extensions and that the outcomes of the appraisal for an urban extension in Ripon are similar to that for Harrogate.	NOTED. The assessment at the issues stage looked in broad terms at the likely impact of an urban extension to Harrogate. At this level may of the outcomes identified were similar for each of the areas. A more detailed appraisal of sites that could provide for an urban extension has been undertaken for the Site Allocations DPD.
Chapter 6, Appendix 5 (Release of housing land)	It is surprising that the SA favours the early release of housing land in the market towns. The appraisal has perhaps identified the positive impacts on the market towns but has not taken account of the 'opportunity cost' ie the foregoing of such a benefit in the larger centres,	Noted. This approach is not being taken forward in the submission document.
Chapter 6, Appendix 5 (Homes for Local People)	It is surprising that the SA does not view option HLP1c more favourably	NOTED. At the time of the initial assessment of the options there was concern as to the viability of pursuing HLP1c. Subsequent to this assessment further work has demonstrated that this approach can be

		viable and indeed this has become the Preferred Option on this basis. This is reflected in the subsequent assessment of the Preferred Options.
Chapter 6, Appendix 5 (Homes for Local People)	In respect of affordable housing targets it is surprising that the SA gives such a clear cut result considering the uncertainties of the market and negotiating position.	NOTED. It is accepted that there will always be an element of negotiation in respect of whatever target is set. Lowering the target reduces the point at which negotiation begins as it is unlikely that any developer would offer more than the target amount. Similarly if the target were increased then there is the potential for a reduced number of sites to come forward.
Chapter 6, Appendix 5 (Local Only Market Housing)	It is surprising that there is no relationship between the outcome of the SA and Preferred Option 14 (Locals Only Market Housing).	NOTED. During consultation Government Office had concerns that this would require strong justification and may not be appropriate outside of National Parks. Such a policy has been introduced in some National Parks but has not been long in operation and has therefore not been tested to any extent. It was therefore considered appropriate to wait and see if this policy is successful in improving housing affordability in the National Parks before considering if such an approach is appropriate in Harrogate. Nevertheless, it was considered appropriate that the reuse of restricted occupancy dwellings should be controlled to ensure that they are re-let or resold to a local person. This has been taken forward as the Preferred Option.
Chapter 7 Cumulative Impacts	The SA needs to take account of the impact of all the additional journeys generated by development in the villages. Whilst individual impacts may be negligible, cumulative impacts may be significant, having regard to the number of villages identified for development.	AGREE. Reference should be made to the potential cumulative impacts. Make changes to table 7.1.
Bewwerley Parish Council		
Chapter 4 (Housing affordability)	It is not clear how many people can not afford to live in the District, and even if this is the case it seems to have little impact on the local economy. Building more house would encourage inward migration, making for more congestion and greater degradation to the environment.	Noted
Chapter 4 (Access to Services)	The rural nature of the district means that it is unsurprising that access to services in some areas is limited. Social services offices are based in towns, however it does not mean that people cannot access these - they are either a car, train or bus ride away	Noted
Chapter 4 (Anti-social behaviour)	Not a problem in Nidderdale. However increasing the population and urbanising the countryside would lead to more incidents of crime and anti-social behaviour	Noted
Chapter 4 (Condition of SSSIs)	No building should take place in these areas and that more should be done to halt the degradation and reverse it	Noted
Chapter 4 (Biodiversity)	No development should be permitted that would endanger native flora or fauna. There should be no building on greenfield sites	Noted
Chapter 4 (Energy, Water, Waste)	Increased housing and associated infrastructure would result in higher levels of energy and water consumption and higher levels of waste.	Noted

Chapter 4 (Car ownership)	People in rural areas need cars to travel to work, reducing car travel would restrict movement	Noted
Chapter 4 (Employment in rural areas)	It is noted that this is often the case, however people travel to work in urban areas. If more local jobs are provided people from outside the District will compete for these, move into the District and the congestion will be here rather than in West Yorkshire.	Noted
Chapter 4 (Market town regeneration)	Such initiatives bring mixed blessings. There is an assumption that economic growth is always a good thing and that it creates 'vibrant' societies. However, many in the countryside do not want their environment to be vibrant, preferring it to remain as a sleepy backwater.	Noted
Chapter 4, Para 4.39	Bewerley Parish Council makes a number of comments regarding the Sustainability Objectives and how they feel their local area relates to each of the objectives or what the implementation of each objective would mean for their area.	NOTED. The purpose of the objectives is to appraise the options, policies and or sites being proposed as part of the LDF. They are therefore wide ranging objectives to cover a whole range of sustainability issues not all of which will be relevant.

REVIEW OF PLANS, PROGRAMMES AND OBJECTIVES

Relevant objectives	Relevant targets or indicators	Implications for DPD
International & European Context		
Ramsar Convention (Ramsar Bureau 1971)		
<ul style="list-style-type: none"> Conserve and wisely use all wetlands Consider the fundamental ecological functions of wetlands as regulators of water regimes and as habitats supporting characteristic flora and fauna, especially waterfowl. Recognise that wetlands constitute a resource of great economic, cultural, scientific and recreational value, the loss of which would be irreparable. Stem the progressive encroachment on and loss of wetlands now and in the future. 	Requires designation of suitable wetlands of inclusion in List of wetlands of International Importance.	There are currently no sites within Harrogate District, however the impact of development on any future designations will need to be considered.
Kyoto Protocol (United Nations 1992)		
<ul style="list-style-type: none"> Achieve stabilisation of greenhouse gas concentration in the atmosphere, at a level that would prevent dangerous interference with the climate system 	National targets set for industrialised nations to reduce emissions of 6 greenhouse gases during the period 2008-2012	Ensure that policies and proposals do not reduce air quality
Johannesburg Declaration on Sustainable Development (United Nations 2002)		
<ul style="list-style-type: none"> Eradicate poverty; Change unsustainable patterns of production and consumption; and Protect and manage the natural resource base of economic and social development. 	Sets out 8 targets aimed at reducing poverty and promoting sustainable development. Identifies priority areas for action: Water and sanitation, Energy, Health, Agricultural, and biodiversity.	
EU Framework Directive on Waste (75/442/EEC as amended by 91/156/EEC)		
<ul style="list-style-type: none"> Limit waste production Promote prevention, recycling & conversion of waste with a view to re-use 	Requires a number of actions to be implemented into national law/policy.	Consideration should be given to encouraging waste efficient development, use of secondary & recycled aggregates and encourage recycling facilities in new developments
EU Birds Directive (79/409/EEC as amended by 97/49/EC)		
<ul style="list-style-type: none"> Protect, manage and regulate all bird species living in the wild Conserve, maintain or restore biotopes and habitats of these 	Requires special measures to be taken to protect species listed in Annex 1 of the directive and in particular to classify Special Protection Areas as areas most suitable for these species.	East and West Nidderdale, Barden and Blubbershouses Moor forms part of the North Pennine Moors SPA. This designation requires that measures are taken to promote conservation and prevent deterioration of the habitat and species for which the area has been designated.

Relevant objectives	Relevant targets or indicators	Implications for DPD
EU Nitrates Directive (91/676/EEC)		
<ul style="list-style-type: none"> Reduce and prevent water pollution caused or induced by nitrates from agricultural sources 		
EU Habitats Directive (93/43/EEC) (As amended by 97/62/EC)		
<ul style="list-style-type: none"> Maintain biodiversity by conserving natural habitats and wild flora and Encourage the management of features of the landscape that are essential for the migration, dispersal and genetic exchange of wild species. 	Requires the Designation of Special Areas of Conservation, selected for their importance as natural habitat types and as habitats for species listed in Annexes to the Directive	North Pennine Moors and Kirk Deighton SSSI are designated as SACs. The Directive requires that measures are taken to avoid significant deterioration of natural habitats as well as disturbance of the species for which the area has been designated.
EU Air Quality Directive (96/62/EC)		
<ul style="list-style-type: none"> Improve ambient air quality in order to reduce the harmful effects on human health and the environment. 	<ul style="list-style-type: none"> Lays down limit values and alert thresholds for a number of air pollutants Requires monitoring and reporting of air quality 	Ensure that policies and proposals do not reduce air quality
EU Water Framework Directive (2000/60/EC)		
<ul style="list-style-type: none"> To prevent further deterioration and protect and enhance status of aquatic ecosystems and associated wetlands To promote the sustainable consumption of water; to reduce pollution of waters from priority substances To prevent the deterioration in the status and to progressively reduce pollution of groundwaters To contribute to mitigating the effects of floods and droughts 	<ul style="list-style-type: none"> Achieve good ecological and good chemical status by 2015 unless there are grounds for derogation Reduction and ultimate elimination of priority hazardous substances 	
European Spatial Development Perspective (Potsdam 1999)		
<p>To work towards a balanced and sustainable development of the EU and to achieve</p> <ul style="list-style-type: none"> Economic and social cohesion Conservation and management of natural resources and cultural heritage More balanced competitiveness of the European territory 	<ul style="list-style-type: none"> 	
National Context		
Securing the Future – The UK Government Sustainable Development Strategy (CM6467, 2005)		
<p>5 Guiding principles:</p> <ul style="list-style-type: none"> Living within environmental limits Ensuring a strong, healthy and just society Achieving a sustainable economy Promoting good governance Using sound science responsibly 	<p>4 shared priorities for action</p> <ul style="list-style-type: none"> Sustainable consumption and production Climate change and energy Natural resource protection and environmental enhancement Sustainable communities 	

Relevant objectives	Relevant targets or indicators	Implications for DPD
Rural White Paper: Our Countryside: The Future: A fair deal for rural England. (DETR 2000)		
<ul style="list-style-type: none"> • Conserve and enhance rural landscapes and the diversity and abundance of wildlife • Increase opportunities for people to get enjoyment from the countryside • Maintain and stimulate communities and secure access to services which is equitable in all circumstances • Facilitate the development of dynamic, competitive and sustainable economies in the countryside 	<ul style="list-style-type: none"> • Geographical availability of key services in rural areas; % of households within x km of food shops, post offices, cash points, child nurseries, primary schools, GP surgeries • Low income: % of people in rural wards in low income bands • Qualifications of young people in rural areas • Proportion of rural population disadvantaged in access to housing • Proportion of households in rural areas within about 10 minutes walk of at least hourly bus service • Recorded crime levels and fear of crime in rural areas • Employment activity rates in rural areas, unemployment rates in rural areas • Proportions of market towns that are thriving, stable or declining (based on service provision, business activity and employment) • Business health: new business start ups and turnover of businesses in rural areas • Total Income from farming and off farm income, Agricultural employment (full-time, part-time and seasonal) • Change in countryside quality including biodiversity, tranquillity, heritage, and landscape character • Populations of farmland birds, Conditions of Sites of Special Scientific Interest • Rivers of good or fair quality, Air quality (low level ozone) in rural areas • Numbers of people using the countryside and types of visit; kind of transport; and level and type of spend • Community vibrancy: % of parishes in four categories (vibrant, active, barely active, sleeping) assessed on numbers of meeting places, voluntary and cultural activities, contested parish elections 	<p>Develop policies that can facilitate vibrant rural communities with good access to local services</p> <p>Incorporate relevant indicators into monitoring where appropriate</p>

Relevant objectives	Relevant targets or indicators	Implications for DPD
Urban White Paper: Our Towns and Cities: The Future. Delivering an urban renaissance. (DETR 2000)		
<ul style="list-style-type: none"> Bring brownfield sites and empty property back into use Take greater care of the urban environment Provide quality services and opportunities for all Seek to create and share economic prosperity 	<p>Changes in urban areas to be driven forward by tough PSA targets. In Summary:</p> <ul style="list-style-type: none"> More jobs by 2004 Reduced crime rates Improved education standards in all areas Improved public transport systems to encourage increased usage Better housing Better health services 60% of new housing on brownfield land, 17% of underused land reclaimed by 2010, improved design 	<p>} Incorporate into monitoring where appropriate</p> <p>Compare LDF targets with national figures, ensure policies encourage improved design</p>
National Air Quality Strategy : Working Together For Clean Air. (DETR 2000)		
<ul style="list-style-type: none"> Ensure that everyone can enjoy a level of ambient air quality in public places which poses no risk to health of quality of life. 	<ul style="list-style-type: none"> Sets out a number of technical objectives for the purposes of local air quality management 	<p>There are no areas subject to Air Quality Management Plan but ensure that policies and proposals do not reduce air quality</p>
Transport 2010 : The 10 Year Plan (DETR 2000)		
<ul style="list-style-type: none"> Promote modern and integrated transport for the public and industry and to reduce the impact of transport on the environment. 	<ul style="list-style-type: none"> Reduce road congestion by 2010 10% increase in rail use by 2010 10% increase in bus use by 2010 Double light rail use by 2010 Reduce greenhouse gas emissions by 12.5% and move towards 20% reduction in CO₂ by 2010 Significantly increase rail freight percentage share Triple the number of cycling trips Reduce the number of people killed or seriously injured in road accidents by 40% by 2010 	<p>Develop policies and proposals that provide for the use of a range of modes of transport with focus on reducing congestion and greenhouse gas emissions</p>
Energy White Paper : Our Energy – Creating A Low Carbon Economy (DTI 2003)		
<ul style="list-style-type: none"> Cut greenhouse gas emissions in the UK by 60% by 2050, with real progress by 2020. Maintain and increase the reliability of energy supplies. Ensure that every home is adequately heated. Promote competitive energy markets in the UK and beyond, helping to raise the rate of sustainable economic growth and to improve our productivity. 	<ul style="list-style-type: none"> Nobody should be living in fuel poverty by 2016-2018 Requires a strategic approach to be developed for each region to include regional targets Develop an action plan showing how regional bodies and local authorities will deliver objectives 	<p>Need to take account of any regional targets</p>

Relevant objectives	Relevant targets or indicators	Implications for DPD
Communities Plan – Sustainable Communities in Yorkshire & the Humber (ODPM 2003)		
Focus is on <ul style="list-style-type: none"> • Housing • Planning • Transport • Tackling deprivation and renewing communities • Economic growth and skills 	<ul style="list-style-type: none"> • Increase from 50% to 60% of new housing on brownfield land • Increase the use of empty homes. • Tackle areas of low housing demand and abandonment. • Unlock the employment potential of brownfield sites. • Increase the quality and safety of public spaces and local environments. • Ensure that demand for new households is met. • Lower the housing affordability barrier. • Ensure that everyone living in social housing and the most vulnerable living in the private sector have homes that met the decency standards. • Increase the provision of affordable housing to meet the housing needs of local people and local economies. • Make public transport more attractive by increasing reliability and quality of rail and bus services. • Increase the access and availability of play space. • Reduce the fear of crime – build safer streets. • Reduce congestion on key transport links, which is a threat to the region's competitiveness. • Encourage economic growth, business creation and success and skills. 	<p>Compare targets set out in LDF with those in Sustainable Communities Plan where the issue is relevant to the District</p>
The Historic Environment : A Force for the Future (DCMS 2001)		
<ul style="list-style-type: none"> • To make the historic environment accessible to everyone to ensure that it is seen as something with which the whole of society can identify and engage • To protect and sustain the historic environment for the benefit of our own and future generations • To ensure that the historic environment's importance as an economic asset is skillfully harnessed • To respond to public interest in the historic environment with firm leadership, effective partnerships and a sound knowledge base from which to develop policies • To realise the full potential of the historic environment as a learning resource 	<ul style="list-style-type: none"> • 	

Relevant objectives	Relevant targets or indicators	Implications for DPD
Northern Way Growth Strategy (Work in progress, 2004)		
<ul style="list-style-type: none"> • Establish the North of England as an area of exceptional opportunity combining a world class economy with a superb quality of life 	<ul style="list-style-type: none"> • Investing in the city regions in the North to make them more attractive places to live, work and visit • Ensuring that our universities are world class in their teaching and research, and work well with businesses to boost economic success • Supporting the creation of more indigenous businesses and attracting more entrepreneurs to the North • Ensuring that the North's companies can compete effectively in global markets • Creating a skilled workforce and reduce the number of people out of work • Improving road, rail, air and sea transport 	<p>Maintain watching brief in respect of progress in developing the Northern Way.</p>
PPS1: Delivering Sustainable Development (ODPM, 2005)		
<ul style="list-style-type: none"> • Promote urban and rural regeneration • Promote regional, sub-regional and local economies • Promote communities which are inclusive, healthy, safe and crime free • Bring forward sufficient land of a suitable quality in the right locations • Give high priority to ensuring access to all to jobs, health, education, shops, leisure and community facilities • Focus developments that attract a large number of people in existing centres • Recognise the need to enhance as well as protect biodiversity • Promote the more efficient use of land • Reduce the need to travel 	<p>No specific targets or indicators</p>	<p>The key objective of creating sustainable communities should underpin the policy approach of the Harrogate District LDF where this is appropriate.</p>
PPG2: Green Belts (DETR 1999)		
<ul style="list-style-type: none"> • Provide access to the open countryside for the urban population • Provide opportunities for outdoor recreation and sport near urban areas • To retain attractive landscapes and enhance landscapes • Improve damaged and derelict land around towns • Retain land in agricultural, forestry and related uses 	<p>No specific targets or indicators</p>	<p>The essential characteristic of green belts is their permanence. Revision to the existing boundary can not be made unless alterations to the Structure Plan have been approved or other exceptional circumstances exist which necessitate a revision.</p>

Relevant objectives	Relevant targets or indicators	Implications for DPD
PPS3: Housing (DCLG, 2006)		
<ul style="list-style-type: none"> • High quality housing, well designed & built to a high standard • A mix of housing, market and affordable to support a variety of households in both urban and rural areas • Sufficient quantity of housing taking into account need and demand and seeking to improve choice • Housing in suitable locations, offering a good range of community facilities and good access to jobs and services • A flexible, responsive supply of land making effective use of land including previously developed land 	<ul style="list-style-type: none"> • LPA's should set a target for the amount of affordable housing to be provided • Set separate targets for social rented and intermediate affordable housing where appropriate • Include a local previously developed land target • LPAs should identify sufficient specific deliverable sites to deliver housing in the first five years. • LPA's should identify a further supply of sites for 6-10 years and where possible for years 11-15. 	<p>Targets should be set out in relevant policies of the Harrogate District LDF.</p>
PPG4: Industrial, commercial development and small firms (DoE 1992)		
<ul style="list-style-type: none"> • Ensure sufficient land is available which is capable for industrial/commercial development and is well served by infrastructure • Ensure a variety of sites are available to meet differing needs • Encourage industrial/commercial development into locations that minimise trip length, reduce congestion and can be served by energy efficient modes of transport • Seek to mix residential and industrial/commercial uses where appropriate 	<p>No specific targets or indicators</p>	<p>Develop policies and proposals that provide a framework to support different employment sectors/size of firms having regard to the need to reduce the need to travel and to provide access by a genuine choice of modes of transport.</p>
PPS6: Planning for Town Centres (ODPM 2005)		
<ul style="list-style-type: none"> • Planning for the growth and development of existing centres • Promoting and enhancing existing centres, by focussing development in such centres and encouraging a wide range of services in a good environment, accessible to all • Enhancing consumer choice by making provision for a range of shopping, leisure and local services, which allow genuine choice to meet the needs of the entire community • Supporting efficient, competitive and innovative retail, leisure, tourism and other sectors • Ensuring that existing or new development is, or will be accessible and well served by a choice of means of transport 	<p>No specific targets or indicators</p>	<p>Provide a policy framework that sustains and where appropriate enhances the vitality and viability of town centres.</p>

Relevant objectives	Relevant targets or indicators	Implications for DPD
PPS7: Sustainable Development in Rural Areas (ODPM 2004)		
<ul style="list-style-type: none"> Promote more sustainable patterns of development Raise the quality of life and the environment in rural areas Promote sustainable, diverse and adaptable agricultural sectors 	No specific targets or indicators	Provide a policy framework that sustains, enhances and where appropriate revitalises country towns and villages and creates a diverse rural economy whilst maintaining local character/high quality environment
PPG8 Telecommunications (DTLR, 2001)		
<ul style="list-style-type: none"> Ensure people have access to a wide range of choices as to who provides their telecommunications service Ensure people have equitable access to the latest telecommunications technologies 	No specific targets or indicators	Consider the need to allocate sites for major telecommunications development otherwise set out criteria based policies to guide telecommunications development.
PPS9: Biodiversity & Geological Conservation (ODPM 2005)		
<ul style="list-style-type: none"> Ensure policies are based upon up to date information about environmental characteristics of the area Seek to maintain, enhance or add to biodiversity and geological conservation interests Take a strategic approach to conservation and enhancement of biodiversity Promote opportunities to incorporate beneficial biodiversity and geological features with a development Consider whether development can be accommodated without causing harm to biodiversity/geological interests 	No specific targets or indicators	Need to ensure that plan policies and land allocations have due regard to the need to protect and where possible enhance biodiversity. Need to ensure that biodiversity is integrated with other considerations when making decisions on land uses.
PPS10 Planning for Sustainable Waste Management (ODPM, 2005)		
<p>Focus of advice is mainly Waste Planning Authorities however all planning authorities to the extent appropriate to their responsibilities should:</p> <ul style="list-style-type: none"> Seek to drive waste management up the waste hierarchy, addressing waste as a resource, with disposal as the last option Provide a framework in which communities take more responsibility for their own waste Ensure design and layout of new development supports sustainable waste management 	No specific targets or indicators	Identify on proposals map safeguarding areas and waste allocations adopted in a DPD produced by the County.
PPS11 Regional Spatial Strategies (ODPM 2004)		
<ul style="list-style-type: none"> LDDs must be in general conformity with RSS 	No specific targets or indicators	Need to ensure general conformity with RSS, acknowledging at this stage that this is still an emerging piece of work

Relevant objectives	Relevant targets or indicators	Implications for DPD
PPS12 Local Development Frameworks (ODPM 2004)		
<p>Focuses on procedural policy & process but sets out key aims of the new system:</p> <ul style="list-style-type: none"> Increased flexibility to respond to changing local circumstances Strengthening community and stakeholder involvement Front loading the process Carry out sustainability appraisal Effective Programme management LDDs to be soundly based in terms of their content and process of production 	<p>Sets out key milestones that should be identified in the LDS:</p> <ul style="list-style-type: none"> Commencement of the preparation of a DPD Public participation on preferred options Submission of DPD Pre-examination meeting Commencement of the examination Adoption of the DPD <p>The LDS has to be submitted 6 months from commencement of the Planning & Compulsory Purchase Act</p>	<p>Ensure LDS submitted within 6 months of commencement. Identify the key milestones in the LDS.</p>
PPG13: Transport (DTLR 2001)		
<ul style="list-style-type: none"> Promote more sustainable transport choices for both people and moving freight Promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking & cycling Reduce the need to travel, especially by car 	<p>No specific targets or indicators</p>	<p>Need to develop policies to manage the pattern of growth to make the fullest use of public transport. Need to secure the effective integration of plan policies with transport issues.</p>
PPG14 Development on Unstable Land (DOE 1990)		
<ul style="list-style-type: none"> Provide for the reclamation and use of unstable land Identify possible physical constraints on land development Minimise the risks and effects of land instability 	<p>No specific targets or indicators</p>	<p>Need to identify areas of land instability and develop a policy approach that minimises the risk to potential future development</p>
PPG15 Planning and the Historic Environment (DOE, 1994)		
<ul style="list-style-type: none"> Provide effective protection for all aspects of the historic environment Reconcile the need for economic growth with need to protect historic and natural environment Define the capacity of the historic environment to accommodate change Identify opportunities which the historic fabric of an area can offer as a focus for regeneration 	<p>No specific targets or indicators</p>	<p>Develop a policy framework to facilitate the protection of the historic environment and seek to increase its contribution to local amenity through for example policies to encourage the re-use of neglected historical buildings.</p>
PPG16 Archaeology and Planning (DOE, 1990)		
<ul style="list-style-type: none"> Archaeological remains should be seen as a finite non-renewable resource Provide effective protection, enhancement and preservation of sites of archaeological interest and of their settings 	<p>No specific targets or indicators</p>	<p>Need to provide policies for the protection, enhancement and preservation of sites of archaeological interest and of their settings. The areas and sites to which the policies apply should be defined on the proposals map.</p>

Relevant objectives	Relevant targets or indicators	Implications for DPD
PPG17 Planning for Open Space, Sport and Recreation (ODPM 2002)		
<ul style="list-style-type: none"> Existing open space, sports, recreational buildings & land should not be built on unless an assessment has been undertaken which has clearly shown that it is surplus to requirements <p>General principles for new facilities:</p> <ul style="list-style-type: none"> Promote accessibility by a variety of transport modes Improve quality of public realm through good design Locate intensive recreational facilities where they can contribute to town centre vitality Provide open space in commercial/industrial areas, use brownfield in preference to greenfield sites 	No specific targets or indicators	Provide a policy framework to facilitate the provision and retention of public open space.
PPG21 Tourism (DOE, 1992)		
<ul style="list-style-type: none"> Facilitate and encourage development and improvement in tourism provision Consider opportunities to utilise tourism as an element of regeneration 	No specific targets or indicators	Provide a policy framework for both existing and future tourism provision and the relationship to other social, economic and environmental objectives.
PPS22 Renewable Energy (ODPM)		
<ul style="list-style-type: none"> Renewable energy developments should be capable of being accommodated in locations where the technology is viable and environmental, economic, and social impacts can be addressed satisfactorily. Promote and encourage the development of renewable energy resources. Assumptions about the technical and commercial feasibility of renewable energy projects should be resisted Foster community involvement in renewable energy projects and seek to promote knowledge of and greater acceptance by the public of prospective renewable energy developments that are appropriately located. 	<p>Contains the following two nation-wide targets:</p> <ul style="list-style-type: none"> Cut UK carbon dioxide emissions by 60% by 2020, with real progress by 2010. Generate 10% of the UK electricity from renewable resources by 2010 and 20% by 2020. <p>Requires the Regional Spatial Strategy to include a target for renewable energy.</p>	Need to consider the extent to which the District can contribute to energy generation from renewable sources.
PPS23 Planning and Pollution Control (ODPM, 2004)		
<ul style="list-style-type: none"> Take a strategic approach to the location of potentially polluting developments and on the location of sensitive developments Facilitate the development on and remediation of existing contaminated and derelict land Polluting activities that are necessary for society and the economy should be so sited and planned that adverse effects are minimised 	No specific targets or indicators	Consideration should be given to providing a strategic policy approach in the Core Strategy DPD.

Relevant objectives	Relevant targets or indicators	Implications for DPD
PPG24 Planning and Noise (DOE, 1994)		
<ul style="list-style-type: none"> Provide for the separation of noise-sensitive developments from major sources of noise (existing or programmed) 	Contains a large number of noise level recommendations but no specific targets or indicators	
PPS25 Development and Flood Risk (DCLG, 2006)		
<ul style="list-style-type: none"> Identify land at risk from flooding and prepare a Strategic Flood Risk Assessment Avoid development in flood risk areas and manage any residual risk taking into account climate change Only permitting development in flood risk areas where there are no reasonably available sites in areas of lower flood risk and benefits of development outweigh the risk Safeguard land required for current and future flood management Using opportunities offered by new development to reduce the cause and impact of flooding 	No specific targets or indicators	In making land use allocations reference will be made to the output from the Strategic Flood Risk Assessment.
Regional Context		
RPG12: Regional Planning Guidance including selective alteration (GOYH, 2003)		
<p>4 Strategic themes:</p> <ul style="list-style-type: none"> Economic regeneration & growth Promoting social inclusion Urban and rural renaissance Conserving and enhancing natural resources 	RPG12 includes a comprehensive set of indicators that are reported on in an annual monitoring report.	DPD needs to be in general conformity with RPG and RSS as it emerges
The Yorkshire & Humber Plan – Draft Regional Spatial Strategy (Regional Assembly, 2005)		
<ul style="list-style-type: none"> Reverse the long term trend of population and investment dispersal away from the Region's cities and major towns Transform cities and major towns to make them attractive places in which people want to live, work and invest Support market towns as the local development and service focus meeting needs in rural areas Diversify urban and rural economies and help deliver a better performing and more competitive economy Focus development and investment in a way that better connects excluded communities and supports areas requiring regeneration Improve accessibility to jobs and services and increase the use of public transport Raise environmental quality and respond to the challenge of climate change 	The Draft Regional Spatial Strategy includes a comprehensive set of indicators that are reported on in an annual monitoring report.	DPD needs to be in general conformity with RSS

Relevant objectives	Relevant targets or indicators	Implications for DPD
Advancing Together : Towards a Sustainable Region (Regional Assembly, 2003)		
Sets out 15 sustainability aims that forms the basis of the region's sustainability appraisal for RSS. The Borough Council has also chosen to use these aims for its SA work.	Sets out a range of indicators that will be taken into account in the Borough Council's SA work	Incorporate relevant indicators into monitoring where appropriate.
Regional Economic Strategy, 2006-2015 (Yorkshire Forward, 2006)		
<ul style="list-style-type: none"> • More businesses • Competitive businesses • Skilled People • To connect people to good jobs • Enhanced transport infrastructure and the environment • Stronger cities, towns and rural communities 	<ul style="list-style-type: none"> • Increase GDP faster than main competitors • Raise employment rate from 74.4% to 78%-80% (155,000-200,00 net extra jobs) • Raise GVA per worker • Double R&D Expenditure • Increase total business stock • Raise % of people with NVQ level 2 or equivalent or higher to 80% and level 4+ to 45% • Achieve real terms increase in transport investment • Raise total private sector manufacturing and services investment • Significantly above trend improvement in regional quality of place index for renaissance cities and towns • Reduce greenhouse gas emissions (CO2 equivalent) by 20 – 25% over 1990 baseline • Cut the % of local super output areas in the region in the 10% most deprived nationally from 16% (in 2004) to 13% 	Develop policies and proposals that support business growth and innovation
Regional Housing Strategy, 2005-2011 (Regional Assembly, 2005)		
<p>3 key themes:</p> <ul style="list-style-type: none"> • Creating better places • Delivering better homes, choice, opportunity • Ensuring fair access to quality housing 	<ul style="list-style-type: none"> • Deliver 360 affordable homes in rural areas through Housing Corporation 2006-2008 Investment Programme. 50% in settlements of less than 30k • Reduce number of homeless acceptances across the region by at least 30% by 2010 	Incorporate relevant indicators into monitoring where appropriate
Regional Waste Strategy (Regional Assembly, 2004)		
<ul style="list-style-type: none"> • Gain community support and involvement in the delivery of the strategy • Reduce waste production and increase re-use, recycling and composting • Manage residual waste in the most sustainable way • Provide technical support and advice 	<ul style="list-style-type: none"> • Reduce the annual increase in waste production per household to 2% by 2008/9 • Achieve statutory targets for recycling and composting household waste and diverting biodegradable municipal waste from landfill 	Consider the requirements for increased recycling in terms of accommodating any physical requirements in new development

Relevant objectives	Relevant targets or indicators	Implications for DPD
Regional Environment Enhancement Strategy (Regional Assembly, Date)		
<ul style="list-style-type: none"> • Building knowledge and understanding • Conserving environmental resources • Managing environmental change • Making community connections 	<ul style="list-style-type: none"> • River Quality • Household Waste Arising • % of housing developed on previously used land • Industrial Property – rental costs • Total Motor Vehicle Km travelled • % of journeys to work by walk/cycle/public transport • Average time taken travelling to work (mins) • Mean traffic speed (kph) • Natural Environment - % of England's Area of National Parks + 	<p>Incorporate relevant indicators into monitoring where appropriate</p>
Regional Sustainable Development Framework (Regional Assembly, 2001)		
<ul style="list-style-type: none"> • Good quality employment opportunities available to everyone • Conditions which enable business success, economic growth and investment • Education and training opportunities which build the skills and capacity of the population • Conditions and services which engender good health • Safety and security for people and property • Vibrant communities which participate in decision making • Culture, leisure and recreation opportunities available to all • Local needs met locally • A transport network which maximises access whilst minimising detrimental impacts • A quality built environment and efficient land use patterns that make good use of derelict sites, minimise travel and promote balanced development • Quality housing available to everyone • A biodiverse and attractive natural environment • Minimal pollution levels • Minimal greenhouse gas emissions and a managed response to climate change • Prudent and efficient use of energy and natural resources and minimal production of waste 	<p>There are a range of targets and indicators set out for each aim.</p>	<p>The aims have been used as the basis for the Sustainability Appraisal Framework</p>

Local Context		
Regional Cultural Strategy (Yorkshire Cultural Consortium)		
<ul style="list-style-type: none"> • Everyone in the region leads a rich, diverse and fulfilling cultural life, with a strong sense of community and a healthy lifestyle • Culture and the creative industries make a substantial contribution to a thriving regional economy • All barriers to participation in the region's culture are removed - whether due to geography, education, background, ability or income • The distinctive, diverse, world-class culture of Yorkshire and the Humber holds its rightful place in Britain, Europe and the world • Local, regional, national and European resources are maximised to provide excellent, accessible, well-used cultural services and facilities 		
North Yorkshire Local Transport Plan (NYCC, 2000)		
<ul style="list-style-type: none"> • Limit traffic growth • Minimise the adverse impact of traffic on the environment • Promote social equality by providing genuine choices of travel mode • Reduce the number and severity of casualties arising from road • Provide a quality public transport system • Facilitate opportunities for economic regeneration, growth and the sustainable movement of goods. 	<ul style="list-style-type: none"> • Increase by 10% the total annual distance covered by buses • Achieve zero traffic growth in two main urban areas of Harrogate and Scarborough • Increase by 10% the total number of passenger journeys made on buses • Introduce 10 calming/gateway schemes per annum • Establish 3 quality freight partnerships • Achieve a 40% reduction in the number of people killed or seriously injured by 2010 • Achieve a 50% reduction in the number of under 16s killed or seriously injured by 2010 • Achieve a 10% reduction in slight casualty rate 	Develop policies and proposals that locate development in areas that reduce the need to travel and provide a genuine choice of modes of transport.
North Yorkshire Waste Local Plan (NYCC 2006)		
<ul style="list-style-type: none"> • Encourage the use of environmentally acceptable standards of operational practices in respect of waste treatment and disposal. • Seek a reduction in the amount of waste that requires treatment and disposal. • Encourage a move away from traditional waste disposal to alternative methods of re-us and recovery 	Does not set targets relevant to Harrogate District	Consider the requirements for increased recycling in terms of accommodating any physical requirements in new development

Relevant objectives	Relevant targets or indicators	Implications for DPD
North Yorkshire Minerals Local Plan (NYCC 1997)		
<ul style="list-style-type: none"> Identify safeguarding areas for future working. Restrict non-mineral development which would hinder the implementation of existing permissions or mineral development in Preferred Areas and Areas of Search. Restrict non-mineral development where it would be adversely affected by mineral operations. Support and encourage the use of secondary and recycled materials 	Does not set targets relevant to Harrogate District	<p>Identify on the proposals map minerals safeguarding areas and allocations adopted in a DPD produced by the County.</p> <p>Consider how the LDF can encourage sustainable construction techniques to reduce construction waste</p>
Pre-Deposit Consultation Draft North Yorkshire Structure Plan (NYCC 2003)		
<ul style="list-style-type: none"> Sustainable Development Conservation & enhancement of the natural & built environment Conservation of natural resources Meeting community development needs Economic stability Integration of transport & land use 	Does not provide specific targets or indicators but suggests courses of action that will need to take place to support the achievement of the identified objectives	
Harrogate District Tourism Strategy (Harrogate BC 2000)		
<ul style="list-style-type: none"> Build on the District's strengths and its unique selling points Develop a sustainability theme throughout the District's tourism product Ensure quality and convenience for the visitor Use new technology to improve the accessibility and quality of information for the visitor and would-be-visitor. Ensure that the benefits to be gained from tourism are enjoyed by all parts of the District. Support the development of new tourism products Research the potential for increasing the stock of self-catering accommodation across the District and hotel bed space in the major settlements. 		Consider how the LDF can give spatial expression to the objectives of the Tourism Strategy to reflect the importance of tourism to the District economy.
Harrogate District Community Safety Strategy (Harrogate BC 2002)		
<ul style="list-style-type: none"> Reduce the fear of crime Reduce burglary and theft, vehicle related crime, violent crime and disorder. Design community safety to meet the needs of young people as members of the wider community. 	<ul style="list-style-type: none"> Maintain the number of people who feel safe in their community at 90% or above % of visitors/delegates who feel safe Reduce the number of domestic burglaries to 11/1000 Approve 25% of new houses as "secured by design" Promote use of secured car park Reduce vehicle crime to 6.9/1000 population Reduce violent crime to 7.6/1000 population Provide facilities/activities for young people 	<p>Consider how the LDF can give spatial expression to the objectives of the Community Safety Strategy.</p> <p>Incorporate the indicators in to monitoring where appropriate</p>

Relevant objectives	Relevant targets or indicators	Implications for DPD
Harrogate District Community Plan (Harrogate LSP 2003)		
<ul style="list-style-type: none"> • Improve waste recycling and reducing energy consumption. • Maximise the stock of appropriate and affordable housing • Improve access to jobs, services, transport and facilities for disadvantaged • Increase education opportunities for young people and promote life-long learning. • Reduce the incidence of anti-social • Significantly improve the prospects of the rural and market town economy 	<ul style="list-style-type: none"> • Household energy use (Gas and electricity as used per Household) • Percentage of total tonnage of household waste that has been recycled • Percentage of new housing development on previously used land • Proportion of people of working age in employment • Percentage increase or decrease in the number of VAT registered businesses • Percentage increase or decrease in the number of local jobs • Proportion of the Population who live in wards within the 25% most deprived in the country • Death rate by cause per 1000 population • Affordable Housing (House price / earnings ratio) • Percentage of residents finding it easy to access local services • Infant Mortality (no. of deaths of infants under 1 year old) • House price / Earnings affordability ratio • No of New Affordable Housing units provided over previous 12 months • Proportion of population living in settlements not served by public transport • Percentage of households served by broadband enabled exchanges • Percentage of population living in parishes containing one or more Post Offices • Average unemployment rate in District (Excluding towns of 10,000+ population) • Shop vacancy rates in market towns (L/EDS) • Percentage of year 13 school leavers remaining in the District • Percentage of residents surveyed who feel safe outside • Domestic Burglaries per 1000 Households • Percentage of total tonnage household waste that is recycled • Percentage of new housing development on previously developed land • Household energy use (gas and electricity) per household 	<p>Consider how the LDF can give spatial expression to the objectives of the Community Plan.</p> <p>Incorporate the indicators in to monitoring</p>

Relevant objectives	Relevant targets or indicators	Implications for DPD
Action for the Environment : Harrogate District LA21 Plan (Harrogate BC 2003)		
Identifies key environmental action areas: <ul style="list-style-type: none"> • Energy efficiency • Water conservation • Transport • Waste & recycling • Local surroundings 	<ul style="list-style-type: none"> • Improve energy efficiency in homes by 30% by 2011 • Increase household waste recycling rate to 14% by 2004 and 21% by 2006 • Encourage greater use of public transport, walking & cycling 	Develop design related policies (or SPD) to encourage greater home energy efficiency
Harrogate District Cultural Strategy : Looking to the Future (Harrogate BC 2003)		
<ul style="list-style-type: none"> • Increase opportunities to participate in cultural activities. • Strengthen the provision and development of cultural activity • Improve information and communication about cultural provision and • Achieve an increase in the number of people who are actively involved in the development and promotion of cultural activities. • Achieve greater investment in the provision and development of cultural activities 	Targets and indicators to be developed in the form of an action plan.	Consider how the LDF can give spatial expression to the objectives of the Cultural Strategy.
Harrogate Corporate Vision (Harrogate BC 2003)		
Identifies 6 long term priorities: <ul style="list-style-type: none"> • Affordable housing • Traffic and transport • Keeping the District safe • Caring for the environment • Supporting the growing local economy • Delivering first class public services 	<ul style="list-style-type: none"> • Re-assess and prioritise affordable housing needs • Provide housing opportunities/decent homes for all • Improve traffic flows • Improve availability of and access to rural transport • Tackle anti-social behaviour • Reduce the fear of crime • Increase the amount/type of household waste recycled • Limit the impact of new housing development • Improve public spaces • Improve energy efficiency and use of renewables • Increase re-use of empty properties • Create a range of employment opportunities • Increase tourism visitor spend • Continue to provide effective community leadership 	Consider how the LDF can give spatial expression to the Districts Corporate Priorities

Relevant objectives	Relevant targets or indicators	Implications for DPD
AONB Management Plan (Nidderdale AONB Joint Advisory Committee 2004)		
<p>Conserving the AONBs special qualities</p> <ul style="list-style-type: none"> • Maintaining landscape character • Maintaining biodiversity • Maintaining the Historic Environment <p>Living & working in the AONB</p> <ul style="list-style-type: none"> • Agriculture and forestry • Rural economy and community life • Planning and development • Transport <p>Understanding & enjoyment</p> <ul style="list-style-type: none"> • Access • Tourism • Promoting the designation 	<ul style="list-style-type: none"> • Length of boundary features covered by agri-environment schemes • Farm size, structure, type • Extent of woodland covered by woodland Grant Scheme • Extent of upland heath, blanket bog covered by agri-environment schemes • Extent of SSSI, rough grazing • Populations of breeding birds • Quality of rivers and wetlands • No. of listed buildings at risk • Scheduled Monuments at risk • No. of registered Historic Parks and Gardens • % of rights of way network easy to use • % of land in AONB open to public access 	<p>Provide a policy context within which the AONB's special qualities can be conserved</p>

SUMMARY OF THE BASELINE POSITION

Indicator	Quantified data	Comparators & targets	Trend (HBC)	Issues identified	Source
1. Quality housing available to everyone					
% of housing stock judged unfit to live in	2000 Total unfit 5.5% Private sector unfit 6.1%	In England % of homes judged unfit to live in decreased from 8.8% in 1986 to 7.2% in 1996.	No trend available	No issues identified	HIP Returns 2000 (Progress in York & North Yorkshire, 2002 on www.yorkshire.futures.com)
Average energy efficiency of housing (max 100)	Average SAP rating for local authority owned dwellings 2005/06 64	Harrogate targets 2003/04 56.2 2004/05 58.1 2005/06 60	2002/03 53.7 2003/04 56.5 2004/05 57.2	Improvement in energy efficiency	Best Value Performance Plan 2004/5 (BV63)
House price/earnings affordability ratio	Average house price (Jan-Mar 06) £235,437 Average Gross weekly earnings (2005 Residence based) £424.90	Average house price (Jan-Mar 06) North Yorks £200,705 Yorks & Humber £141,031 Average Gross weekly earnings North Yorks £403.80 Yorks & Humber £400.00	Average house price (Harrogate) Jan-Mar 02 £140,102 Jan-Mar 03 £191,460 Jan-Mar 04 £195,887 Jan-Mar 05 £226,602	Average house price higher than the regional and North Yorkshire average and prices continue to rise with no equivalent rise in incomes. Housing affordability is a significant issue for many in the District	Housing Monitoring Report 2004 (HBC) Datafile September 2004 (HBC) HM Land Registry
Housing completions	2005/06 354		2004/05 398 2003/04 476 2002/03 572 2001/02 512 2000/01 930 1999/00 659	Completion levels have decreased over the last few years but the relatively high year on year building has resulted in an oversupply.	Datafile 2004 (HBC) HBC Building control completions
Affordable housing completions	2005/06 45	Target 150-170/annum to 2005/06	2000/01 141 2001/02 164 2002/03 126 2003/04 94 2004/05 151	Past years indicate that the target of 150-170 affordable completions per year may be difficult to achieve	Datafile 2004 (HBC)
Homelessness : Households accepted and in priority need	No. of households 2005/06 142		No. of households 2004/05 313 2003/04 266 2002/03 238 2001/02 225 2000/01 200	Increased numbers of homelessness in the District between 2000 and 2005. This has declined in 2005/06. There are still 114 homeless households in temporary accommodation.	Housing Strategy 2006 (HBC)
2. Conditions and services to engender good health					
Proportion of the population who live within the 25% most deprived in the Country (Indices of Multiple Deprivation)	20 wards are in the least deprived 25%. 3 wards within the 50% most deprived		No trend available	Relatively affluent District with small pockets of deprivation.	Craven, Harrogate & Rural District PCT, Health Profile www.chrd-pct.nhs.uk Community Plan 2003 (HBC)

Indicator	Quantified data	Comparators & targets	Trend (HBC)	Issues identified	Source																																																																	
Geographical access to services (defined as a post office, GP, food shop & primary school)	17 wards are ranked in the 25% of wards in England with poorest access to services, with 8 wards in the poorest 10% of wards		No trend available	Access to services is a significant issue for many parts of the District, particularly in the outlying rural areas.	Craven, Harrogate & Rural District PCT, Health Profile www.chrd-pct.nhs.uk Community Plan 2003 (HBC)																																																																	
% of people participating in at least 30mins of sport and active recreation at least 3 times a week	41%	North Yorkshire 40% Yorkshire 37%	No trend available	Favourable position but still only 2 out of 5 residents.	Mori Survey. Sport England																																																																	
Number of people accessing greenspace for leisure activity	No data available				Consideration will be given as to whether this indicator should be monitored in the future.																																																																	
Death rate (Premature under 75) Circulatory disease All cancers Accidents Suicide/ undetermined injury	<table border="1"> <thead> <tr> <th></th> <th>DSR/100,000</th> <th>Deaths</th> </tr> </thead> <tbody> <tr> <td>F</td> <td>59.2</td> <td>222</td> </tr> <tr> <td>M</td> <td>144.9</td> <td>471</td> </tr> <tr> <td>P</td> <td>99.6</td> <td>693</td> </tr> <tr> <td>F</td> <td>112.3</td> <td>392</td> </tr> <tr> <td>M</td> <td>122.3</td> <td>396</td> </tr> <tr> <td>P</td> <td>116.3</td> <td>788</td> </tr> <tr> <td>F</td> <td>11</td> <td>74</td> </tr> <tr> <td>M</td> <td>28</td> <td>91</td> </tr> <tr> <td>P</td> <td>18.9</td> <td>164</td> </tr> <tr> <td>F</td> <td>5.2</td> <td></td> </tr> <tr> <td>M</td> <td>11.7</td> <td></td> </tr> <tr> <td>P</td> <td>8.2</td> <td></td> </tr> </tbody> </table>		DSR/100,000	Deaths	F	59.2	222	M	144.9	471	P	99.6	693	F	112.3	392	M	122.3	396	P	116.3	788	F	11	74	M	28	91	P	18.9	164	F	5.2		M	11.7		P	8.2		<table border="1"> <thead> <tr> <th>England</th> <th>DSR/100,000</th> </tr> </thead> <tbody> <tr> <td>F</td> <td>73.9</td> </tr> <tr> <td>M</td> <td>165.7</td> </tr> <tr> <td>P</td> <td>117.9</td> </tr> <tr> <td>F</td> <td>117.7</td> </tr> <tr> <td>M</td> <td>147.8</td> </tr> <tr> <td>P</td> <td>131.7</td> </tr> <tr> <td>F</td> <td>10.2</td> </tr> <tr> <td>M</td> <td>21.8</td> </tr> <tr> <td>P</td> <td>15.9</td> </tr> <tr> <td>F</td> <td>4</td> </tr> <tr> <td>M</td> <td>12.8</td> </tr> <tr> <td>P</td> <td>8.3</td> </tr> </tbody> </table>	England	DSR/100,000	F	73.9	M	165.7	P	117.9	F	117.7	M	147.8	P	131.7	F	10.2	M	21.8	P	15.9	F	4	M	12.8	P	8.3	No trend available	Premature death rates are generally favourable compared to the England average. However death rates from accidents is higher.	Craven, Harrogate & Rural District PCT, Health Profile www.chrd-pct.nhs.uk Community Plan 2003 (HBC)
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Life expectancy (Born 99-01)	Female 81 Male 76.9 Person 79.1	England Female 80.5 Male 75.6 Person 78.1	No trend available	Favourable position compared to the national average.	Craven, Harrogate & Rural District PCT, Health Profile www.chrd-pct.nhs.uk Community Plan 2003																																																																	
3. Safety and security for people and property																																																																						
% of residents surveyed who feel safe outside	2002/03 After dark 54.4% During the day 92.7%	No comparable data	No trend available	There is a significant rise in the number of people who do not feel safe after dark.	Best Value Performance Plan 2004/5 L/BV129																																																																	
Domestic burglaries per 1000 population	2005/06 5.1	Harrogate targets 2003/04 8.5 2004/05 10.6	2002/03 11.58 2003/04 11.02 2004/05 8.4	Reduction in domestic burglaries. An improving picture from what was a good position	Best Value Performance Plan 2004/5 BV126																																																																	

Indicator	Quantified data	Comparators & targets	Trend (HBC)	Issues identified	Source
Violent crimes per 1000 population	2005/06 13.4	No comparable data Harrogate targets 2003/04 5.3 2004/05 10	2002/03 10.17 2004/05 7.4	No issues identified	Best Value Performance Plan 2004/5 BV127
Vehicle crimes per 1000 population	2005/06 5.4	Harrogate targets 2003/04 6.8 2004/05 11	2002/03 8.2 2003/04 8.7 2004/05 5.1	Favourable position when compared to both the English Districts and North Yorkshire Districts average	Best Value Performance Plan 2004/5 BV128
4. Vibrant communities which participate in decision making					
% of people actively volunteering	Harrogate & Ripon Councils for Voluntary Service have 170 member organisations District Panel Survey 2000 – 37.9% advised were actively involved in Voluntary work			No issues identified. Limited quantified data available	Community Plan 2003 (HBC) District Panel Survey Nov 2000 (HBC)
% of people satisfied with their local area as a place to live	District Panel Survey % of people who found the environmental quality of the area pleasant Strongly agree/agree 89.3% Strongly disagree/disagree 5.7%			No issue identified	District Panel Survey Mar 2004 (HBC)
Geographical access to services (Defined as a post office, GP, food shop, primary school)	17 wards are ranked in the 25% of wards in England with poorest access to services, with 8 wards in the poorest 10% of wards			Access to services is a significant issue for many parts of the District, particularly in the outlying rural areas.	Craven, Harrogate & Rural District PCT, Health Profile www.chrd-pct.nhs.uk Community Plan 2003 (HBC)
Turn out at local and parish council elections	2002/03 Local elections 38.7%	Targets 2003/04 38.8% 2004/05 50% 2005/06 No elections 2006/07 50%	No trend available		Best Value Performance Plan 2004/5 L/BV6
Areas of District with low earnings & high benefit dependency	% of full time workers earning >£250/week (£13,000/annum) All 26 Male 17 Female 38			Data unavailable at ward level to allow for identification of issues	North Yorkshire Household Survey (Progress in York & North Yorkshire, 2002) on www.yorkshire.futures.com
5. Culture, leisure and recreation activities available to all					
Total tourist visitors to the District	Business and Holiday tourism – 5.5 million days 2002/03		5.1 million tourism days 2001/02	Favourable situation with an increase in tourism	Local Economic Overview 2003 (HBC)
% of people participating in at least 30mins of sport and active recreation at least 3 times a week	41%	North Yorkshire 40% Yorkshire 37%	No trend available	Favourable position but still only 2 out of 5 residents.	Mori Survey. Sport England

Indicator	Quantified data	Comparators & targets	Trend (HBC)	Issues identified	Source
Number of people accessing greenspace for leisure activity	To be determined				Consideration will be given as to whether this indicator should be monitored in the future.
Location and condition of features of cultural heritage importance	To be collected				Harrogate District Heritage Schedule
6. Local needs met locally					
Affordable housing completions	2003/04 88 (projected)	Target 150-170/annum to 2005/06	2000/01 141 2001/02 164 2002/03 126	Past years indicate that the target of 150-170 affordable completions per year will be difficult to achieve	Datafile 2004 (HBC)
House price/earnings affordability ratio	Average house price (Jan-Mar 04) £195,887 Average Gross weekly earnings £438.90	Average house price (Jan-Mar 04) North Yorks £167,180 Yorks & Humber £113,319 Average Gross weekly earnings North Yorks £421.80 Yorks & Humber £425.50	Average house price (Harrogate) Jan-Mar 02 £140,102 Jan-Mar 03 £191,460	Average house price higher than the regional and North Yorkshire average and prices continue to rise with no equivalent rise in incomes. Housing affordability is a significant issue for many in the District	Housing Monitoring Report 2004 (HBC) Datafile September 2004 (HBC) HM Land Registry Earnings Survey 2003
Areas with poor frequency of public transport	To be determined				
Geographical access to services (Defined as a post office, GP, food shop, primary school)	17 wards are ranked in the 25% of wards in England with poorest access to services, with 8 wards in the poorest 10% of wards			Access to services is a significant issue for many parts of the District, particularly in the outlying rural areas.	Craven, Harrogate & Rural District PCT, Health Profile www.chrd-pct.nhs.uk Community Plan 2003 (HBC)
Proportion of population living in settlements not served by public transport	To be determined				
% of households served by broadband enabled exchanges	83.3%				BT Exchange May 2004, Harrogate In Brief www.yorkshire.futures.com

Indicator	Quantified data	Comparators & targets	Trend (HBC)	Issues identified	Source
7. Education & training opportunities which build the skills and capacity of the population					
% of 16 year olds attaining 5 GCSEs A*-C	2003 Ashville College 88 Boroughbridge High 53 Harrogate Grammar 77 Granby High 46 Harrogate Ladies College 78 Harrogate Tutorial College 60 King James 72 Nidderdale High 59 Queen Ethelburgas 58 Ripon College 44 Ripon Grammar 97 Rosset 46 St Aidens 87 St John Fisher 78 Harrogate Average 67%	2003 LEA Average 60% England Average 53% 2002 LEA Average 58% England Average 50%	2002 Ashville College 86 Boroughbridge High 60 Harrogate Grammer 78 Granby High 42 Harrogate Ladies College 75 Harrogate Tutorial College 33 King James 69 Nidderdale High 65 Queen Ethelburgas 57 Ripon College 29 Ripon Grammer 97 Rosset 49 St Aidens 84 St John Fisher 81 Harrogate Average 64.64	Favourable situation with educational attainment higher than both the national and LEA average.	Census 2001 Learning Skills Council Factsheet March 2004 on www.yorkshire.futures.com Datafile 2004 (HBC)
% of adults with NVQ level three (economically active)	46.5%	National Learning target By 2002 50% of adults qualified to NVQ level 3 or equivalent UK 41% Yorks & Humber 39% North Yorks 44.3%	No trend identified	Although not achieved the national target the District compares favourably with the UK, regional and North Yorkshire achievements	Household Surveys, Progress in York & North Yorks on www.yorkshire.futures.com
% of adults with NVQ level four (economically active)	31.5%	National Learning target By 2002 28% of adults qualified to NVQ level 4 or equivalent UK 23% Yorks & Humber 20.2% North Yorks 27.8%	No trend identified	Exceeds the national target and performance is considerably better than UK, regional and North Yorkshire achievements	Household Surveys, Progress in York & North Yorks www.yorkshire.futures.com
% of employees undertaking work related training in the last year	2004 43.9%	North Yorks 42.6% Yorks & Humber 40.4% England 41%		More employees under take training than either the county, regional or national level	National lifestyle survey 2004 in Harrogate in Brief2005 www.yorkshire.futures.com
% of employers with hard to fill vacancies	No data available				Consideration will be given as to whether this indicator should be monitored in the future.
% of year 13 school leavers remaining in the District	No data available				Consideration will be given as to whether this indicator should be monitored in the future taking account of corporate and Community Plan priorities.

Indicator	Quantified data	Comparators & targets	Trend (HBC)	Issues identified	Source
8. Bio-diverse and attractive natural environment					
Number/Area of SSSIs	Number 25 Area 25,041 ha		No trend available	No issues identified	www.english-nature.org Harrogate District Local Plan 2001
Number/Area of Local Nature Reserves	Number 4 Area		No trend available	No issues identified	Harrogate District Local Plan 2001
Number/area of SINCs	Number 102 Area		No trend available	Comprehensive review of SINCs to be carried out	Harrogate District Local Plan 2001
Population of wild birds	No data available				Unknown. Unlikely that this data can be presented at a district level.
Reported condition of SSSIs (% or area)	Favourable 1,179ha 6% Unfavourable/ Recovering 7,719ha 40% Unfavourable/ No change 9,804 50% Declining 583ha 3%	(2004) NY Y&H UK Favourable 21% 34% 46% Unfavourable 48% 43% 35% Recovering 32% 27% 20%	No trend available		www.english-nature.org
Area of woodland coverage in the District	In the region of 8,000 ha		No trend available		Phase 1 Survey (English Nature 1995)
% of river length of good or fair quality (Chemical)	99% (2002)	(2002) England 93% Yorks & Humber 90%	1990 99% 1995 98% 2000 99%	Favourable position compared to both England and Yorks & Humber position.	www.environment-agency.gov.uk www.defra.gov.uk
% of river length of good or fair quality (Biological)	100% (2002)	(2002) Yorks & Humber 90%	1990 96% 1995 97% 2000 100%	Favourable position compared to Yorks & Humber position and has shown steady improvement.	www.environment-agency.gov.uk www.defra.gov.uk
Achievement of Biodiversity Action Plan targets	No data available				Harrogate BAP in development
9. Minimal pollution levels					
% of river length of good or fair quality (Chemical)	99% (2002)	(2002) England 93% Yorks & Humber 90%	1990 99% 1995 98% 2000 99%	Favourable position compared to both England and Yorks & Humber position.	www.environment-agency.gov.uk www.defra.gov.uk
% of river length of good or fair quality (Biological)	100% (2002)	(2002) Yorks & Humber 90%	1990 96% 1995 97% 2000 100%	Favourable position compared to Yorks & Humber position and has shown steady improvement.	www.environment-agency.gov.uk www.defra.gov.uk
Number of days when air pollution is moderate or high	Review and assessment of air quality indicates that there is no requirement to identify Air Quality Management Areas			No issues identified.	Air Quality Review and Assessment 2001 (HBC) Air Quality Updating and Screening Assessment 2003 (HBC)

Indicator	Quantified data	Comparators & targets	Trend (HBC)	Issues identified	Source																																																																																				
Area of contaminated land	To be determined																																																																																								
Development on best and most versatile agricultural land	No data available				Consideration will be given as to whether this indicator should be monitored in the future.																																																																																				
10. A transport network which maximises access whilst minimising detrimental impacts																																																																																									
Levels of car ownership/usage	<table border="1"> <thead> <tr> <th>2001</th> <th>No</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>No car</td> <td>11,197</td> <td>18</td> </tr> <tr> <td>1 car</td> <td>27,739</td> <td>44</td> </tr> <tr> <td>2 cars</td> <td>19,396</td> <td>31</td> </tr> <tr> <td>3+ cars</td> <td>4,745</td> <td>8</td> </tr> </tbody> </table>	2001	No	%	No car	11,197	18	1 car	27,739	44	2 cars	19,396	31	3+ cars	4,745	8		<table border="1"> <thead> <tr> <th>1999</th> <th>No</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>No car</td> <td>13,681</td> <td>24</td> </tr> <tr> <td>1 car</td> <td>26,641</td> <td>46</td> </tr> <tr> <td>2 cars</td> <td>14,488</td> <td>25</td> </tr> <tr> <td>3+ cars</td> <td>2,927</td> <td>5</td> </tr> </tbody> </table>	1999	No	%	No car	13,681	24	1 car	26,641	46	2 cars	14,488	25	3+ cars	2,927	5	Overall levels of car ownership have increase with an increase in 2 and 3+ ownership and a corresponding reduction in levels of 1 and no car ownership	Datafile 2004 (HBC)																																																						
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1 car	27,739	44																																																																																							
2 cars	19,396	31																																																																																							
3+ cars	4,745	8																																																																																							
1999	No	%																																																																																							
No car	13,681	24																																																																																							
1 car	26,641	46																																																																																							
2 cars	14,488	25																																																																																							
3+ cars	2,927	5																																																																																							
Passenger Numbers (rail & bus)	No. of bus journeys /annum No. of rail journeys/annum																																																																																								
Availability of cycle networks (km)	Km of cycle routes built/annum																																																																																								
Number of injuries and fatalities resulting from road traffic	<table border="1"> <thead> <tr> <th colspan="3">Casualties killed/seriously injured per 100,000 population (a-e)</th> <th colspan="3">Casualties/serious injuries per 100,000 population (f-j)</th> </tr> <tr> <th>2003/04</th> <th>(a-e)</th> <th>(f-j)</th> <th>2002/03</th> <th>(a-e)</th> <th>(f-j)</th> </tr> </thead> <tbody> <tr> <td>Pedestrians</td> <td>22</td> <td>50</td> <td>Pedestrians</td> <td>12</td> <td>50</td> </tr> <tr> <td>Cyclists</td> <td>1</td> <td>16</td> <td>Cyclists</td> <td>1</td> <td>18</td> </tr> <tr> <td>Motorcycles</td> <td>2</td> <td>31</td> <td>Motorcycles</td> <td>6</td> <td>26</td> </tr> <tr> <td>Car</td> <td>15</td> <td>240</td> <td>Car</td> <td>17</td> <td>186</td> </tr> <tr> <td>Other</td> <td>0</td> <td>0</td> <td>Other</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	Casualties killed/seriously injured per 100,000 population (a-e)			Casualties/serious injuries per 100,000 population (f-j)			2003/04	(a-e)	(f-j)	2002/03	(a-e)	(f-j)	Pedestrians	22	50	Pedestrians	12	50	Cyclists	1	16	Cyclists	1	18	Motorcycles	2	31	Motorcycles	6	26	Car	15	240	Car	17	186	Other	0	0	Other	0	0	<table border="1"> <thead> <tr> <th colspan="3">Casualties killed/seriously injured per 100,000 population (a-e)</th> <th colspan="3">Casualties/serious injuries per 100,000 population (f-j)</th> </tr> <tr> <th>2002/03</th> <th>(a-e)</th> <th>(f-j)</th> <th>2002/03</th> <th>(a-e)</th> <th>(f-j)</th> </tr> </thead> <tbody> <tr> <td>Pedestrians</td> <td>12</td> <td>50</td> <td>Pedestrians</td> <td>12</td> <td>50</td> </tr> <tr> <td>Cyclists</td> <td>1</td> <td>18</td> <td>Cyclists</td> <td>1</td> <td>18</td> </tr> <tr> <td>Motorcycles</td> <td>6</td> <td>26</td> <td>Motorcycles</td> <td>6</td> <td>26</td> </tr> <tr> <td>Car</td> <td>17</td> <td>186</td> <td>Car</td> <td>17</td> <td>186</td> </tr> <tr> <td>Other</td> <td>0</td> <td>0</td> <td>Other</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	Casualties killed/seriously injured per 100,000 population (a-e)			Casualties/serious injuries per 100,000 population (f-j)			2002/03	(a-e)	(f-j)	2002/03	(a-e)	(f-j)	Pedestrians	12	50	Pedestrians	12	50	Cyclists	1	18	Cyclists	1	18	Motorcycles	6	26	Motorcycles	6	26	Car	17	186	Car	17	186	Other	0	0	Other	0	0	No trend identified	Increased numbers of people injured in cars and increase in fatalities of pedestrians	Best Value Performance Plan 2004/5 L/BV99
Casualties killed/seriously injured per 100,000 population (a-e)			Casualties/serious injuries per 100,000 population (f-j)																																																																																						
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Other	0	0	Other	0	0																																																																																				
11. Minimise greenhouse gas emissions and a managed response to climate change																																																																																									
Average energy efficiency of housing stock (max 100)	Average SAP rating for local authority owned dwellings 2005/06 64	Harrogate targets 2003/04 56.2 2004/05 58.1 2005/06 60	2002/03 53.7 2003/04 56.5 2004/05 57.2	Improvement in energy efficiency	Best Value Performance Plan 2004/5 (BV63)																																																																																				
% of District energy consumption produced from renewable sources	No Data available	UK Targets 5% by 2005 10% by 2010 20% by 2020			www.hecafora.com																																																																																				
Greenhouse gas emissions	CO2 emissions from road transport																																																																																								

Indicator	Quantified data	Comparators & targets	Trend (HBC)	Issues identified	Source
Household energy use (gas & electricity as used per household)	Improvement in energy efficiency 1996-2001 2.7%	Improvement in energy efficiency Yorks & Humber 6.79% UK 8.12%			Community Plan 2003 (HBC)
Development on floodplains	No data available				Consideration will be given as to whether this indicator should be monitored in the future.
12. Prudent and efficient use of energy and natural resources with minimal production of waste					
Water usage					
Amount of waste arising and its processing route	2005/06 household waste collected /head (household) 363.5kg	English Districts Ave 412kg (04/05) Harrogate target 2004/05 377kg 2005/06 388kg 2006/07 392kg	2004/05 369kg 2003/04 363kg 2002/03 355kg	Favourable situation. Less collected per head than the English District Average for 2004/05 and achieved the target for 2004/05.	Best Value Performance Plan 2004/05 (BV84)
% of total household waste recycled	2005/06 21.92	Harrogate target 2004/05 17.5% 2005/06 21% 2006/07 24.5%	2004/05 15.06% 2003/04 14.5% 2002/03 9%	Improvement in recycling rates	Best Value Performance Plan 2004/5 (BV82a)
Amount of residential development completed on brown field land	2003/04 86%	60% on brownfield land by 2008	02/03 87% 01/02 79% 00/01 69% 99/00 57% 98/99 40% 97/98 50% 96/97 34%	Significant increase in the amount of residential development on brownfield land and the 60% target is being met.	Harrogate District Local Plan – Annual Monitoring Report 2003.
Amount of employment development completed on brown field land	No data available				Consideration will be given as to whether this indicator should be monitored in the future.
Green spaces lost to development	No data available				Consideration will be given as to whether this indicator should be monitored in the future.

Indicator	Quantified data	Comparators & targets	Trend (HBC)	Issues identified	Source
13. Protect and enhance the historic environment					
Number of listed buildings, ancient monuments and conservation areas	Conservation Areas 52 Listed Buildings Grade I 50 Grade II* 110 Grade II 2,070 Ancient Monuments 50				Datafile 2004 (HBC)
% of Grade I & II listed buildings at risk	To be collected				
Loss or damage to the character or setting of the World Heritage Site	To be collected				
Loss or damage to character or setting of: Registered Historic Battlefield, Scheduled Ancient Monument, Historic Parks & Gardens	To be collected				
% of conservation area demolished or otherwise lost	To be collected				
14. A quality built environment and efficient land use patterns that make good use of derelict sites, minimise travel and promote balanced development					
% of residential development completed on brown field land	2003/04 86%	60% on brownfield land by 2008	02/03 87% 01/02 79% 00/01 69% 99/00 57% 98/99 40% 97/98 50% 96/97 34%	Significant increase in the amount of residential development on brownfield land and the 60% target is being met.	Harrogate District Local Plan – Annual Monitoring Report 2003
% of employment development completed on brown field land	No data available				Consideration will be given as to whether this indicator should be monitored in the future.

Indicator	Quantified data	Comparators & targets	Trend (HBC)	Issues identified	Source
Area of previously developed land which is vacant and or derelict (hectares)	Vacant land 12 Derelict land & buildings 5 Vacant buildings 6 (2003)	Yorks & Humber (2003) Vacant land 2,170 Derelict land & buildings 3,160 Vacant buildings 820 England (2003) Vacant land 14,610 Derelict land & buildings 20,550 Vacant buildings 4,550 (2003)	Vacant land 3 Derelict land & buildings 2 Vacant buildings 3 (2002) Vacant land 3 Derelict land & buildings 3 Vacant buildings 15 (2001)	A mixed picture emerges. Overall there has been a reduction in vacant buildings but an increase in vacant land and derelict land and buildings. Re-use of previously developed land will be an issue to addressed by the LDF.	National Land Use Database www.nlud.org.uk
Developments incorporating Sustainable Urban Drainage Systems	No data available				Consideration will be given as to whether this indicator should be monitored in the future.
15. Good quality employment opportunities available to all					
16. Conditions for business success, economic growth and investment					
% of individuals of working age in employment	2001 Overall economic activity 71% 79% of males economically active 64% of females economically active	England & Wales 2001 Overall economic activity 67% 74% of males economically active 60% of females economically active	1991 Overall economic activity 61% 74% of males economically active 50% of females economically active	Favourable situation when compared to the England & Wales position. There has also been an increase in economic activity between 1991 and 2001.	Data Digest 2004 (HBC) Census 1991, 2001
GDP per head (£/head)	Not possible to identify GDP at district level but there will be a variation between rural and more populous urban areas	1995 1998 UK 100 100 Yorks & Humber 88 88 North Yorks 94 94 York UA 111 114	No trend available	No issues identified	Regional Trends 36 www.yorkshire.futures.com
% of businesses surviving three years	No data available at the district level	1996 UK 62.5 Yorks& Humb 60.8 North Yorks 66.2	No trend available	No issues identified	SBS, Dti Competitiveness Indicators www.yorkshire.futures.com
Net increase or decrease in the number of VAT registered businesses	Net increase of 75 in VAT registrations (2004)		2003 135 2002 110 2001 65 2000 100	Net increase, however this represents a decrease compared to net change in 2003. However it is in line with the level of change since 2000	Local Economic Review 2006 (HBC)
Shop vacancy rates in market towns	District Average 2004/05 7.9%		2003/04 7.9% 2002/03 8.1% 2001/02 8.4% 2000/01 10.3	Vacant rates have fallen from 2000/01	
Unemployment rate	March 2007 1.1%	March 2007 North Yorks 1.6% Yorks & Humber 2.9% England & Wales 2.6%	March 2006 1.4% March 2005 1.0% March 2001 1.2%	Unemployment rate continues to remain low and less than half the national average	Data Digest 2004 (HBC) Local Economic Review 2006 (HBC)

SUSTAINABILITY AIMS OBJECTIVES AND INDICATORS

Aim	Objective	Indicators
Social aims		
1. Quality housing available to everyone	<ul style="list-style-type: none"> • Will it make housing available to people in need • Will it improve the quality of housing stock • Will it improve energy efficiency/insulation in housing • Will it increase the use of sustainable building practices • Will it reduce homelessness 	<ul style="list-style-type: none"> • % of housing stock judged unfit to live in • Average energy efficiency of housing • House price/earnings affordability ratio • Housing completions • Affordable housing completions • Households accepted in priority need
2. Conditions & services to engender good health	<ul style="list-style-type: none"> • Will it improve equitable access to health services • Will it promote positive health & prevent ill health • Will it address health inequalities • Will it encourage healthy lifestyles 	<ul style="list-style-type: none"> • Proportion of the Population who live in wards within the 25% most deprived in the country • Geographical access to services • Death rate from: heart disease and stroke; all cancers; hospital admission rate for accidents; suicide and undetermined injury • Number of years of expected healthy life • % of people who regularly participate in walking, swimming, cycling and keep fit/aerobics • Number of people accessing greenspace for leisure activity
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 address the causes of crime and disorder and/or reduce crime through intervention? • Will it reduce fear of crime? • Will it improve road safety • Will it reduce causes of accidents? 	<ul style="list-style-type: none"> • Percentage of residents surveyed who feel safe outside • Domestic burglaries per 1000 households • Vehicle crimes per 1000 population • Violent crimes per 1000 population • Number of people killed or seriously injured on roads
4. Vibrant communities which participate in decision making	<ul style="list-style-type: none"> • Will it increase community participation in activities and/or in the democratic process? • Where appropriate, will it devolve decision-making to communities? • Will it improve and increase community facilities? • Will it reduce the potential for social isolation with particular regard to potentially disadvantaged groups 	<ul style="list-style-type: none"> • % of people actively volunteering • % of people satisfied with their local area as a place to live • Turn out at local and parish council elections • Geographical access to services • Areas of District with low earnings and high dependency
5. Culture, leisure and recreation activities to all	<ul style="list-style-type: none"> • Will it increase availability and accessibility of culture, leisure and recreation (CLR) activities/venues? • Will it provide support for CLR providers and/or creative industries? • Will it preserve, promote and enhance -culture and heritage in the District? 	<ul style="list-style-type: none"> • Total tourist visitors to the District • % of people who regularly participate in walking, swimming, cycling and keep fit/aerobics • Number of people accessing greenspace for leisure activity • Location and condition of features of cultural heritage

Aim	Objective	Indicators
Social aims Contd		
6. Local needs met locally	<ul style="list-style-type: none"> • Will it ensure that everyone has access to essential services (e.g. employment, education, health services and shops) and resources to serve communities are 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? • Will it investigate information/communication technology (ICT) links to connect geographically remote and disadvantaged groups to services and resources? 	<ul style="list-style-type: none"> • Areas with poor frequency of public transport • Proportion of population living in settlements not served by public transport • Percentage of households served by broadband enabled exchanges • House price / Earnings affordability ratio • Affordable housing completions • Geographical access to services • Improvements to transport services
7. Education & training opportunities which build 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 and/or information/communication technology (ICT)? • Will it ascertain skills/skills training gaps and/or promote specialized training for areas in transition? • Will it contribute to meeting identified skills shortages? 	<ul style="list-style-type: none"> • % of 16 year olds attaining 5 GCSEs A*-C • % of adults with NVQ level three qualifications • % of employees undertaking work related training in last 13 weeks • Percentage of employers with hard to fill vacancies • % of year 13 school leavers remaining in the District
Environmental aims		
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 appropriate long term management of wildlife habitats? • Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives? • Will it increase the quality and quantity of woodland cover in appropriate locations using native species? • Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? • Will it promote, educate and raise awareness of the enjoyment and benefits of the natural environment and biodiversity and promote access to wildlife on appropriate sites? • Will it contribute to local distinctiveness and countryside character? 	<ul style="list-style-type: none"> • Reported levels of damage to designated sites • Reported condition of nationally important wildlife sites • Number/Area of nature conservation sites • Population of wild birds • Area of woodland coverage in the District • % of river length of good or fair quality • Achievement of Biodiversity Action Plan targets
9. Minimal pollution levels	<ul style="list-style-type: none"> • Will it clean up contaminated land? • Will it maintain and where possible improve air quality • 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 • Will it raise awareness about pollution and its effects? • Will it prevent unacceptable levels of noise and light pollution 	<ul style="list-style-type: none"> • % of river length of good or fair quality and the % meeting its long term quality objective • Number of days when air pollution is moderate or high • Number of farms meeting soil association organic standards • Area of contaminated land • Development on best and most versatile agricultural land

Aim	Objective	Indicators
Environmental aims contd		
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 (eg health, education, work and food shopping) • Will it ease congestion on the road/rail network? • Will it improve access to opportunities and facilities for all groups, particularly those without a car? • Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)? • Will it encourage freight transfer from road to rail and water? • Will it provide integrated transport services? • Will it increase provision of public transport where needed? • Will it improve rail services and facilities • Will it reduce environmental impacts of traffic 	<ul style="list-style-type: none"> • Levels of car ownership • Usage of non-car transport • Freight transport by mode • Availability of cycle networks (km) • Number of injuries and fatalities resulting from road traffic • Increase in passenger numbers (bus and rail) • Provision of park and ride sites • Improvements for pedestrians
11.Minimise greenhouse gas emissions and a managed response to the effects of climate change	<ul style="list-style-type: none"> • Will it reduce greenhouse gas emissions • Will it increase energy efficiency in all sectors? • Will it increase the amount of energy from renewable sources that is generated and consumed in the region? • Will it reduce risk from flooding? 	<ul style="list-style-type: none"> • Average energy efficiency of housing stock • % of District energy consumption produced from renewable sources • Greenhouse gas emissions • Household energy use (Gas & electricity as used per household • Development on floodplains
12.Prudent and efficient use of energy and natural resources with minimal production of waste	<ul style="list-style-type: none"> • Will it increase efficiency in water, energy and raw material use? • Will it make efficient use of land (appropriate density, protect good agricultural land, use brownfield land in preference to Greenfield sites)? • Will it increase prevention, re-use, recovery and recycling of waste? • Will it increase awareness and provide information on resource efficiency and waste? • Will it reduce use of non-renewable resources? 	<ul style="list-style-type: none"> • Water usage • Amount of waste arising and its processing route • % of household waste recycled • Amount of residential development completed on brownfield land • Amount of employment development completed on brownfield land • Green spaces lost to development
13. Protect and enhance the historic environment	<ul style="list-style-type: none"> • Will it protect and enhance features and areas of historical and cultural value • Will it promote sensitive re-use of historic or 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 	<ul style="list-style-type: none"> • Number of listed buildings, ancient monuments and conservation areas • Loss or damage to listed buildings and their settings • Loss of damage to scheduled ancient monuments and their settings • Loss or damage to historic parks and gardens and their setting • % of conservation area demolished or otherwise lost

Aim	Objective	Indicators
Environmental aims contd.		
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? • Will it improve the resource efficiency of buildings (water, energy, density, use of existing buildings, designing for a longer lifespan)? • Will it prevent inappropriate development in flood plains? • Will it increase the use of sustainable urban drainage (which reduces run-off and improves water quality)? • Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport? • Will it ensure high design quality which supports local distinctiveness • Will it take account of the geomorphology of land? • Will it encourage re-use of existing buildings? 	<ul style="list-style-type: none"> • % of residential development completed on brownfield land • % of employment development completed on brownfield land • Area of derelict land • Development on floodplains • Development incorporating Sustainable Urban Drainage systems
Economic aims		
15. Good quality employment opportunities available to all	<ul style="list-style-type: none"> • Will it provide employment opportunities for local people? • Will it promote or support equal employment opportunities, including disadvantaged groups? • Will it contribute to improving the diversity of employment opportunities? • Will it promote healthy working lives (including health and safety at work, work-life/home-life balance, healthy workplace policies and access to occupational health)? • Will it ensure employment opportunities are accessible by public transport? • Will it provide a travel plan 	<ul style="list-style-type: none"> • % of individuals of working age in employment • GDP per head • % of businesses surviving three years • Percentage increase or decrease in the number of VAT registered businesses • Average unemployment rate in District • Shop vacancy rates in market towns • No. of businesses providing a Travel Plan
16. Conditions for business success, economic growth and investment	<ul style="list-style-type: none"> • Will it support existing businesses? • Will it support the voluntary sector and /or promote volunteering? • 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) • Will it encourage rural diversification 	Indicators for this aim have been linked with those for Good quality employment opportunities available to all

CORE STRATEGY OBJECTIVES

Initial Core Strategy Objectives

	Distribution of growth
1.	To seek the use of previously developed land within the District's six largest settlements in preference to greenfield land.
2.	Subject to the provision of appropriate traffic management measures and infrastructure, to focus the District's growth in the town of Harrogate.
3.	To ensure that Ripon, Knaresborough, Boroughbridge, Masham and Pateley Bridge are the main foci for housing, developing local services and employment in the rural areas.
4.	To provide for small scale housing growth in the District's smaller settlements to meet local needs and support local services without increasing long distance commuting.
	Housing
5.	To maximise the provision of housing for local people, and in particular affordable housing and accommodation for the elderly.
6.	To reduce the annual rate of housebuilding compared to the past
7.	To manage the release of housing to control the pattern and speed of growth in accordance with the regional spatial strategy and the provision of infrastructure
	Employment
8.	To promote a robust and varied economy for the benefit of local people
9.	To significantly improve the prospects of the rural and market town economy, including the diversification of agricultural industry
10.	To provide an adequate but not excessive supply of readily available employment land
11.	To protect and enhance the conference and exhibition business
	Transport and accessibility
12.	To retain and improve access for all to key services: health, education, work, food shopping and community facilities
13.	To integrate land use and transport policies and locate development where it is accessible to key services and facilities and a range of transport modes
14.	To improve the provision of bus and rail services and facilities, pedestrian and cycle networks, community transport schemes, park and ride and traffic management measures to reduce traffic congestion within the District with priority given to Harrogate and Knaresborough
	Built and natural environment
15.	To protect the countryside and greenbelt from inappropriate development
16.	To provide enhanced care for the environment, with particular emphasis on the reduction of waste, climate change and renewable energy
17.	To protect and enhance the built and natural environment, including landscape character, giving special protection towards those areas and buildings of recognised importance
18.	To encourage exemplar design quality which minimises impact on the environment, particularly in sensitive areas.
	Social inclusion
19.	To reduce crime, anti-social behaviour and the fear of crime
20.	To increase work, housing and leisure opportunities for young people
21.	To reduce social isolation for the elderly and those with long term health disadvantage
22.	To improve accessibility to services and improvements in the quality of life in areas of the District and to those groups and individuals with greatest social disadvantage

Testing the Draft Objectives against the Sustainability Appraisal Framework

The appraisal was carried out on the basis of the following assumptions:

- Any development should have due regard to the need to protect and enhance biodiversity, and the natural and historic environment
- Development should take place in a way that limits the potential for pollution and greenhouse gas emissions, and uses resources efficiently to limit waste production

Table 5.2 shows the initial appraisal of the Core Strategy objectives against the SA objectives in the form of a matrix. Overall there is a good level of consistency. There is just a small number of areas where potential inconsistencies or areas of uncertainty appear. These are summarised below.

LDF Objective 1

To seek the use of previously developed land within the District's six largest settlements in preference to greenfield land

SA Objective 1 - To provide quality housing available to everyone during the lifetime of the Core Strategy up to 2021, it is likely that there will be a need for greenfield housing development. In order to provide an appropriate level of affordable housing for local needs throughout the District and throughout the plan period, it may be necessary to release greenfield land in preference to previously developed land. This seems most likely in or adjacent to the towns of Harrogate and Knaresborough and towards the latter part of the plan period. Furthermore the release of greenfield sites for rural affordable housing is likely to be desirable in some circumstances in preference to the release of previously developed land.

SA Objective 6 - A similar case can be made in respect of this SA objective . In order to provide local housing throughout the District over the Plan period it may be necessary to release greenfield land in preference to previously developed land. In addition the employment needs of the town of Harrogate is likely to fall well short of its 2021 local needs without consideration being given to what is the appropriate level of greenfield development relative to the re-use of previously developed land.

SA Objective 10 is concerned with increasing access and reducing traffic impacts, this LDF objective may conflict with this where there is a greenfield site that offers better accessibility than a brownfield site.

SA objectives 15 and 16 – The LDF Issues document identified the likely need for up to 19 hectares of employment land required to serve the town of Harrogate by 2021. The re-use of previously developed land in preference to greenfield land would be incompatible with this requirement.

LDF Objective 2

Subject to the provision of appropriate traffic management measures and infrastructure, to focus the District's growth in the town of Harrogate.

Focusing development/growth in Harrogate raises concerns in respect of the implications this will have for congestion in the town. The extent to which adequate transport infrastructure can be provided to accommodate such growth may be limited. The LDF will need to assess the options for accommodating this growth in Harrogate together with alternative growth patterns within the District. This may involve the consideration of possible sites for urban extensions.

LDF Objective 6

To reduce the annual rate of housebuilding compared to the past

SA Objective 1 – Reducing the annual rate of housebuilding has the potential to reduce the ability to provide housing available to people in need, similarly this has the potential to have a negative impact on the vibrancy of local communities if its failing to provide housing to meet local needs. To this extent it is also incompatible with SA objectives 4 and 6

10	To provide an adequate but not excessive supply of readily available employment land						✓	✓	✓	✓	?	✓	✓	✓	✓	✓	✓
11	To protect and enhance the business of the Harrogate International Centre			✓	✓			✓			?	✓	✓			✓	✓
12	To retain and improve access for all to key services: health, education, work, food shopping and community facilities		✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
13	To integrate land use and transport policies and locate development where it is accessible to key services and facilities and a range of transport modes	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
14	To improve the provision of bus and rail services and facilities, pedestrian and cycle networks,...to reduce traffic congestion...		✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
15	To protect the countryside and greenbelt from inappropriate development	✓			✓	✓	✓		✓	✓			✓	✓	✓		
16	To provide enhanced care for the environment, with particular emphasis on the reduction of waste, climate change and renewable energy	✓			✓				✓	✓	✓	✓	✓	✓	✓		
17	To protect and where appropriate enhance the built and natural heritage, including landscape character				✓	✓	✓		✓	✓	✓	✓	✓	✓	✓		
18	To encourage exemplar design quality which minimises impact on the environment, particularly in sensitive areas.	✓		✓	✓	✓			✓	✓	✓	✓	✓	✓	✓		
19	To reduce crime, anti-social behaviour and the fear of crime			✓	✓												
20	To increase work, housing and leisure opportunities for young people	✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
21	To reduce social isolation for the elderly and those with long term health disadvantage	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓		
22	To improve accessibility to services and improvements in the quality of life in areas of the District and to those groups and individuals with greatest social disadvantage	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

LDF Objective 7

To manage the release of housing to control the pattern and speed of growth in accordance with the regional spatial strategy and the provision of infrastructure

SA Objective 1 – Pursuing a managed release of housing land is inconsistent with the aim of providing housing for everyone, though exemptions targeting specific areas of need can reduce the degree of inconsistency.

LDF Objective 8

To promote a robust and varied economy for the benefit of local people

SA Objective 10 – a varied and robust economy may result in potential travel reduction if it provides a range of employment opportunities to meet local needs however it also has the potential to increase travel requirements if it results in significant amounts of inward migration due to skill shortages.

LDF Objective 10

To provide an adequate but not excessive supply of readily available employment land

Providing additional employment land may generate additional travel movements resulting in increased congestion. There is also potential for travel reduction if it provides employment opportunities to meet local needs

LDF Objective 11

To protect and enhance the conference and exhibition business

Enhancement of the conference and exhibition business will result in an increase in visitor numbers which has the potential to increase congestion within the town of Harrogate

Following the initial testing of the Core Strategy objectives against SA Objectives, consultation responses and additional in-house work the Core Strategy objectives were revised and published for consultation in the Issues and Options Paper “Towards a Core Strategy”. The revised Core Strategy objectives are set out below. New text is underlined and deleted text struck through. The changes are minor wording and do not significantly change the objectives

Draft Core Strategy Objectives (2nd Set)

	Settlement Growth
1.	To seek the use of previously developed land within the District's six largest settlements in preference to greenfield land
2.	Subject to the provision of appropriate traffic measures and new infrastructure <u>and notwithstanding objective 6</u> , to focus the District's growth in the town of Harrogate
3.	To ensure that Ripon, Knaresborough, Boroughbridge, Masham and Pateley Bridge are the main focus for housing, developing local services and employment in the rural areas
4.	To provide small scale housing growth in the District's smaller settlements to meet local needs and support local services without increasing long distance commuting
5.	To manage the release of land for housing to control the pattern and speed of growth in accordance with the regional spatial strategy and the provision of infrastructure
6.	To reduce the annual rate of house building compared to the past
	Homes for Local People
7.	To maximise <u>secure</u> the provision of housing for local people, and in particular <u>the provision of affordable housing for local people is maximised</u> and accommodation for the elderly.
	Jobs and Business
8.	To promote a robust and varied economy for the benefit of local people
9.	To significantly improve the prospects of the rural and market town economy, including the diversification of the agricultural industry
10.	To provide an adequate, but not excessive supply, of readily available employment land
11.	To protect and enhance the conference and exhibition business

	Travel
12.	To retain and improve access for all, <u>particularly those in rural areas</u> , to key services: health, education, employment, food shopping, and community facilities, <u>recreation and tourism</u>
13.	To integrate development and transport provision and locate development where it is accessible to key services and facilities and a range of transport modes
14.	To improve the provision of bus and rail services and facilities, pedestrian and cycle networks, community transport schemes, park and ride and traffic management measures to reduce traffic congestion within the District with priority given to Harrogate and Knaresborough
	The Environment
	To protect the countryside and greenbelt from inappropriate development
15.	To provide enhanced care for the environment, with particular emphasis on the reduction of waste and CO ₂ emissions, climate change and renewable energy
16.	To protect and enhance the built and natural environment, including landscape character, giving special protection towards those areas and buildings of recognised importance
17.	To encourage exemplar design quality which minimises impact on the environment, particularly in sensitive areas
18.	
	Residents and Communities
	To reduce crime, anti-social behaviour and the fear of crime
19.	To increase work, housing, cultural and leisure opportunities for young people
20.	To reduce social isolation for the elderly and those with long term health disadvantage
21.	To improve accessibility to services and improvements in the quality of life in areas of the District and to those groups and individuals with greatest social disadvantage <u>or need.</u>
22.	

Following the consultation on the Issues and Options “Towards a Core Strategy” the Draft Core Strategy objectives were further refined and a further set of objectives were published in the Preferred Options Report. This are set out below. (Deleted text struck out and new text underlined)

Core Strategy Objectives (3rd Revision)

	Settlement Growth
1.	To seek the use of previously developed land within the District's six largest settlements in preference to greenfield land
2.	Subject to the provision of appropriate traffic measures and new infrastructure and notwithstanding objective 6, to focus the District's growth in the town of Harrogate
3.	To ensure that Ripon, Knaresborough, Boroughbridge, Masham and Pateley Bridge are the main focus for housing, developing local services and employment in the rural areas
4.	To provide small scale housing growth in the District's smaller settlements to meet local needs and support local services without increasing long distance commuting
5.	To manage the release of land for housing to control the pattern and speed of growth in accordance with the regional spatial strategy and the provision of infrastructure
6.	To reduce the annual rate of house building compared to the past
	Homes for Local People
7.	To secure the provision of housing for local people, and in particular the provision of affordable housing for local people is maximised
	Jobs and Business
8.	To promote a robust and varied economy for the benefit of local people
9.	To significantly improve the prospects of the rural and market town economy, including the diversification of the agricultural industry
10.	To provide an adequate, but not excessive supply of readily available employment land <u>to meet identified employment needs</u>
11.	To protect and enhance the conference and exhibition business <u>District's town centres, conference business and holiday tourism, and the digital and food cluster industries</u>
	Travel
12.	To retain and improve access for all, particularly those in rural areas, to key services: health, education, employment, food shopping, community facilities, recreation and tourism
13.	To integrate development and transport provision and locate development where it is accessible to key services and facilities and a range of transport modes
14.	To improve the provision of bus and rail services and facilities, pedestrian and cycle networks, community transport schemes, park and ride and traffic management measures to reduce traffic congestion within the District with priority given to Harrogate and Knaresborough
	The Environment
15.	To protect the countryside and greenbelt from inappropriate development
16.	To provide enhanced care for the environment, with particular emphasis on the reduction of waste and CO ₂ emissions, climate change and renewable energy
17.	To protect and enhance the built and natural environment, including landscape character, giving

- special protection towards those areas and buildings of recognised importance
18. To encourage exemplar design quality which minimises impact on the environment, particularly in sensitive areas
- Residents and Communities**
19. To reduce crime, anti-social behaviour and the fear of crime
 20. To increase work, housing, cultural and leisure opportunities for young people
 21. To reduce social isolation for the elderly and those with long term health disadvantage
 22. To improve accessibility to services and improvements in the quality of life in areas of the District and to those groups and individuals with greatest social disadvantage or need.

APPENDIX 6

The appraisal schedule examines the performance of the options against the Sustainability Appraisal Framework and provides a commentary on each of the options. The following notation is used for rating performance:

+	Positive impact	?	Uncertain
-	Negative impact	x	No relationship

SETTLEMENT GROWTH

SA Objective	Issue SG1: How should the housing requirement for the District as a whole be distributed in our towns and villages?					
	Option SG1a: Matching growth with housing need		Option SG1b: Urban concentration		Option SG1c: Market Town and Rural Renaissance	
	Performance	Commentary	Performance	Commentary	Performance	Commentary
SA1 Quality Housing...	+	Delivers affordable housing in the settlements proportionate to housing need.	+	This option delivers the most affordable housing for Harrogate but much less in the villages	+	This option delivers substantially less affordable housing in Harrogate but secures the most within the market towns. It also provides more for the villages.
SA2 Good Health...	x		x		x	
SA3 Safety & security...	x		x		x	
SA4 Vibrant communities...	+	The provision of affordable housing according to need will contribute to creating mixed, well balanced communities, potentially reducing social isolation	?	Whilst this option provides more housing and facilities within Harrogate this conversely means less provision within rural areas where affordable housing need has been identified	+	Locating proportionately more housing and economic development could improve market town vitality and viability resulting in the provision of more services and facilities and reduce social exclusion
SA5 Culture, leisure...	x		x		x	
SA6 Local needs met locally...	+	Delivering growth according to need should help to meet local needs	-	This option will deliver the least amount of affordable housing units within villages	?	Locating more development within the District's market towns may increase the provision of local services for the market town and its rural hinterland. However the ability to meet Harrogate's local housing needs will be significantly reduced.
SA7 Education & training...	x		x		x	
SA8 natural environment...	?	Locating this level of development within villages could have a negative impact on the open countryside, greenbelt and AONB. The exact nature is uncertain as it will be dependent on numbers, location and remedial action	?	May have impact on green belt and the countryside due to concentration of development in adjoining urban centres	?	Locating this level of development within market towns and villages could have a negative impact on the open countryside, greenbelt and AONB. The exact nature is uncertain as it will be dependent on numbers, location and remedial action
SA9 minimal pollution levels...	?	It is uncertain what impact this option would have but there is potential for development to have a negative impact on surface & groundwater quality, air quality through increased car usage, development on greenfield land resulting in loss of soils to development	-?	It is uncertain what impact this option would have but there is potential for development to have a negative impact on surface & groundwater quality, air quality through increased car usage, development on greenfield land resulting in loss of soils to development, similarly development also offers the potential to remediate contaminated land	?	It is uncertain what impact this option would have but there is potential for development to have a negative impact on surface & groundwater quality, air quality through increased car usage, development on greenfield land resulting in loss of soils to development, similarly development also offers the potential to remediate contaminated land
SA10 Transport network...	-	Locating this level of development within the District's villages will result in increase car dependency. Consideration should be given to ensuring that development in villages should be largely directed to those that are served by public transport.	+	This option provides for the potential for more sustainable transport patterns, including improved walking and cycling opportunities. Without an appropriate transport strategy this approach could result in increased congestion	?	Locating additional development within the market towns could result in the provision of services and facilities that could be accessed by means other than the car, however the distribution of development is unlikely to see the scale of development required to make a contribution to infrastructure provision

SA Objective	Issue SG1: How should the housing requirement for the District as a whole be distributed in our towns and villages?					
	Option SG1a: Matching growth with housing need		Option SG1b: Urban concentration		Option SG1c: Market Town and Rural Renaissance	
	Performance	Commentary	Performance	Commentary	Performance	Commentary
SA11 Greenhouse gas emissions...	-	New development will increase greenhouse gas emissions due to increased energy demands and, in this option increased car travel. Parts of the District are affected by flooding and this could be a potential problem	-	New development will increase greenhouse gas emissions due to increased energy demands but in this option there is the potential to see increased travel by modes other than the car. Parts of the District are affected by flooding and this could be a potential problem	-	New development will increase greenhouse gas emissions due to increased energy demands and increased car travel by locating development within villages. There may be scope to access services in market towns by modes other than the car. Parts of the District are affected by flooding and this could be a potential problem
SA12 energy& natural resources..	-	New development will increase the use of primary resources and will also increase the demand for energy and generate more household waste.	-	New development will increase the use of primary resources and will also increase the demand for energy and generate more household waste.	-	New development will increase the use of primary resources and will also increase the demand for energy and generate more household waste.
SA13 Historic environment...	?	Difficult to assess at a strategic level but the District does have many areas of historic value on which increased development could have an impact.	?	Difficult to assess at a strategic level but the District does have many areas of historic value on which increased development could have an impact.	?	Difficult to assess at a strategic level but the District does have many areas of historic value on which increased development could have an impact.
SA14 Quality built environment...	?	This approach could have an impact on the character of existing rural settlements. It is unclear the extent to which it will reduce the need to travel to access employment and services	?	This option provides for a reduction in the need to travel to access jobs and services but it will require the development of greenfield land	-	Focussing growth on the District's market towns and villages could have an impact on the character of these areas and to require the development of greenfield land.
SA15 Employment opportunities...	+	This option would further support employment opportunities within Harrogate and potentially additional employment within the District's market towns and villages commensurate with their role as service centres	+	Concentration of employment within the main urban areas and particularly Harrogate this would increase the opportunity to access employment by public transport	+	Providing relatively more employment land within the Districts market towns could help to further the renaissance of these areas and help to introduce new employment opportunities, replacing jobs lost in traditional industries.
SA16 Business success...	+	This option will help to support the needs of business, and new employment opportunities within villages will help to support rural diversification	+	This would support the needs of businesses within the urban area of Harrogate and may encourage inward investment. There would be reduced provision in rural areas and this may raise issues for rural diversification	+	This would support existing businesses and may encourage new businesses within the market towns, potentially retaining and maximising the skills of local people

Summary Appraisal

All of these options have positive and negative implications for different parts of the District and a decision will need to be made as to how best to develop the District over the period to 2021. It is likely that each of these options would be capable of delivering the housing numbers required by RSS. There will be a need to balance the needs of villages against the need to concentrate development within urban areas to reduce the need to travel. In considering options for employment land then this should generally favour the main urban areas and market towns whilst recognising the need to encourage and support rural diversification.

SA Objective	Issue SG2: What approach should be taken to housing growth in the District's villages and countryside?							
	Option SG2a: Modest expansion/rounding off/minor alterations to development limits and infill development of the District's largest villages (outside the Green Belt) to provide for a mix of open market and affordable housing.		Option SG2b: Modest expansion/rounding off/minor alteration of development limits and infill of a small number of the District's villages to provide a mix of open market and affordable housing.		Option SG2c: Modest expansion/rounding off/minor alterations to development limits and infill to provide a mix of open market and affordable housing in a larger number of the District's villages.		SG2d Modest expansion/rounding off/minor alterations to development limits and infill in a number of settlements (based on groups of settlements, rather than individual settlements meeting 'sustainability' criteria).	
	Perfor- mance	Commentary	Perfor- mance	Commentary	Perfor- mance	Commentary	Perfor- mance	Commentary
SA1 Quality Housing...	+	This option would see new housing spread most widely across the District's villages	+	This option would see new housing focussed in a small number of the most sustainable villages	+	Compared to option SG2b, this option would see new housing focussed in a larger number of the most sustainable villages	?	This option will help to deliver quality housing for all, but further assessment at this stage is difficult because groups of settlements have not yet been identified.
SA2 Good Health...	?	Spreading new housing (and thereby additional population) across a large number of villages may help to sustain health services in more villages. Alternatively, population growth may not be sufficient to help sustain these services.	?	Focussing new housing (and thereby population) in a small number of settlements may help to sustain health services provided in those villages. However, it will not help to sustain existing services provided in other villages.	?	Focussing new housing (and thereby population) in a relatively small number of settlements may help to sustain health services provided in those villages. However, it will not help to sustain existing services provided in other villages.	?	It is difficult to assess this option at this stage, because groups of settlements have not yet been identified.
SA3 Safety & security...	x		x		x		x	
SA4 Vibrant communities...	x		x		x		x	
SA5 Culture, leisure...	?	Spreading new housing (and thereby additional population) across a large number of villages may help to sustain cultural, leisure and recreational facilities in more villages. Alternatively, population growth may not be sufficient to help sustain these services.	?	Focussing new housing (and thereby population) in a small number of settlements may help to sustain cultural, leisure and recreational facilities provided in those villages. However, it will not help to sustain existing services provided in other villages.	?	Focussing new housing (and thereby population) in a relatively small number of settlements may help to sustain cultural, leisure and recreational facilities provided in those villages. However, it will not help to sustain existing services provided in other villages.	?	It is difficult to assess this option at this stage, because groups of settlements have not yet been identified.

SA Objective	Issue SG2: What approach should be taken to housing growth in the District's villages and countryside?							
	Option SG2a: Modest expansion/rounding off/minor alterations to development limits and infill development of the District's largest villages (outside the Green Belt) to provide for a mix of open market and affordable housing.		Option SG2b: Modest expansion/rounding off/minor alteration of development limits and infill of a small number of the District's villages to provide a mix of open market and affordable housing.		Option SG2c: Modest expansion/rounding off/minor alterations to development limits and infill to provide a mix of open market and affordable housing in a larger number of the District's villages.		SG2d Modest expansion/rounding off/minor alterations to development limits and infill in a number of settlements (based on groups of settlements, rather than individual settlements meeting 'sustainability' criteria).	
	Perfor- mance	Commentary	Perfor- mance	Commentary	Perfor- mance	Commentary	Perfor- mance	Commentary
SA6 Local needs met locally...	+	This option would see new housing spread most widely across the District's villages.	+	This option would see new housing focussed in a small number of the most sustainable villages	+	Compared to option SG2b, this option would see new housing focussed in a greater number of the most sustainable villages	?	This option will help to deliver homes to meet local needs. However, further assessment at this stage is difficult because groups of settlements have not yet been identified.
SA7 Education & training...	?	Spreading new housing (and thereby additional population) across a large number of villages may help to sustain educational/training opportunities in more villages. Alternatively, population growth may not be sufficient to help sustain the services that provide these opportunities.	?	Focussing new housing (and thereby population) in a small number of settlements may help to sustain educational/training opportunities provided by services in those villages. However, it will not help to sustain existing services provided in other villages.	?	Focussing new housing (and thereby population) in a relatively small number of settlements may help to educational/training opportunities provided by services in those villages. However, it will not help to sustain existing services provided in other villages	?	It is difficult to assess this option at this stage, because groups of settlements have not yet been identified.
SA8 natural environment...	?	The effect will depend on housing numbers and location. However, development of any scale and in any location could have a negative impact.	?	The effect will depend on housing numbers and location. However, development of any scale and in any location could have a negative impact.	?	The effect will depend on housing numbers and location. However, development of any scale and in any location could have a negative impact.	?	The effect will depend on housing numbers and location. However, development of any scale and in any location could have a negative impact. It is difficult to assess this option further at this stage, because groups of settlements have not yet been identified.

SA Objective	Issue SG2: What approach should be taken to housing growth in the District's villages and countryside?							
	Option SG2a: Modest expansion/rounding off/minor alterations to development limits and infill development of the District's largest villages (outside the Green Belt) to provide for a mix of open market and affordable housing.		Option SG2b: Modest expansion/rounding off/minor alteration of development limits and infill of a small number of the District's villages to provide a mix of open market and affordable housing.		Option SG2c: Modest expansion/rounding off/minor alterations to development limits and infill to provide a mix of open market and affordable housing in a larger number of the District's villages.		SG2d Modest expansion/rounding off/minor alterations to development limits and infill in a number of settlements (based on groups of settlements, rather than individual settlements meeting 'sustainability' criteria).	
	Perfor- mance	Commentary	Perfor- mance	Commentary	Perfor- mance	Commentary	Perfor- mance	Commentary
SA9 minimal pollution levels...	-	Potential for new development to have an impact on surface and groundwater quality, air quality through increased car usage due to dispersed nature of settlements. Development in villages is likely to require the development of greenfield land resulting in loss of soils to development	-	Potential for new development to have an impact on surface and groundwater quality, air quality through increased car usage due to dispersed nature of settlements. Development in villages is likely to require the development of greenfield land resulting in loss of soils to development	-	Potential for new development to have an impact on surface and groundwater quality, air quality through increased car usage due to dispersed nature of settlements. Development in villages is likely to require the development of greenfield land resulting in loss of soils to development	?	The effect will depend on housing numbers and location. Development of any scale and in any location could have a negative impact. It is difficult to assess this option further at this stage, because groups of settlements have not yet been identified.
SA10 Transport network...	?	By locating development within those villages on a bus route then there is the potential to allow people to access jobs and services in the larger service centres by public transport	?	By locating development within those villages on a bus route then there is the potential to allow people to access jobs and services in the larger service centres by public transport	?	By locating development within those villages on a bus route then there is the potential to allow people to access jobs and services in the larger service centres by public transport	?	
SA11 Greenhouse gas emissions...	-	New development will increase greenhouse gas emissions due to increased energy demands and increased car travel to access services in higher order centres. Parts of the District are affected by flooding and this may be a potential problem	-	New development will increase greenhouse gas emissions due to increased energy demands and increased car travel to access services in higher order centres. Parts of the District are affected by flooding and this may be a potential problem	-	New development will increase greenhouse gas emissions due to increased energy demands and increased car travel to access services in higher order centres. Parts of the District are affected by flooding and this may be a potential problem	?	

SA Objective	Issue SG2: What approach should be taken to housing growth in the District's villages and countryside?							
	Option SG2a: Modest expansion/rounding off/minor alterations to development limits and infill development of the District's largest villages (outside the Green Belt) to provide for a mix of open market and affordable housing.		Option SG2b: Modest expansion/rounding off/minor alteration of development limits and infill of a small number of the District's villages to provide a mix of open market and affordable housing.		Option SG2c: Modest expansion/rounding off/minor alterations to development limits and infill to provide a mix of open market and affordable housing in a larger number of the District's villages.		SG2d Modest expansion/rounding off/minor alterations to development limits and infill in a number of settlements (based on groups of settlements, rather than individual settlements meeting 'sustainability' criteria).	
	Perfor- mance	Commentary	Perfor- mance	Commentary	Perfor- mance	Commentary	Perfor- mance	Commentary
SA12 energy & natural resources..	-	New development will increase the use of primary resources and will also increase the demand for energy and resources and generate more household waste.	-	New development will increase the use of primary resources and will also increase the demand for energy and resources and generate more household waste.	-	New development will increase the use of primary resources and will also increase the demand for energy and resources and generate more household waste.	-	New development will increase the use of primary resources and will also increase the demand for energy and resources and generate more household waste.
SA13 Historic environment...	?	Impact will depend on the scale and location of any development.	?	Impact will depend on the scale and location of any development.	?	Impact will depend on the scale and location of any development.	?	It is difficult to assess at this stage and will depend on the scale and location of any development.
SA14 Quality built environment...	?	Impact will depend on the scale and location of any development. However, compared to options SG2b and c, this option may encourage more frequent travel in order for people to access services/jobs/shops etc that are focused in the District's larger and more sustainable settlements.	?	Impact will depend on the scale and location of any development.	?	Impact will depend on the scale and location of any development.	?	It is difficult to assess at this stage because groups of settlements have not yet been identified. Assessment will also depend on the scale and location of any development.
SA15 Employment opportunities...	x		x		x		x	
SA16 Business success...	x		x		x		x	
Summary Appraisal								
The initial assessment of these options has not indicated a preferred approach in terms of sustainability. Each of the options supports some development within the District's villages and a choice will have to be made on whether this is better to be dispersed amongst a larger number of villages or concentrated within those larger settlements/groups of settlements that have a good range of jobs and services and or good public transport links.								

SA Objective	Issue SG2: What approach should be taken to housing growth in the District's villages and countryside?					
	Option SG2e: Re-use of rural buildings restricted to Affordable Housing/'Locals Only' Market Housing or Economic Use.		Option SG2f: Re-use of rural buildings to continue to provide for a mix of open market and affordable housing, subject to the introduction of accessibility criteria		Option SG2g: Re-use of rural buildings to continue to provide for a mix of open market and affordable housing as per existing Local Plan Policy C16	
	Perfor- mance	Commentary	Perfor- mance	Commentary	Perfor- mance	Commentary
SA1 Quality Housing...	+	Option will help provide housing to meet local needs for both affordable and market homes. However, new market housing would not be available to non-local people.	+	This will help provide housing to meet local needs for affordable homes. Market housing would be available to all, although this could make it difficult for local people to access this type of housing.	+	This will help provide housing to meet local needs for affordable homes. Market housing would be available to all, although this could make it difficult for local people to access this type of housing.
SA2 Good Health...	+	Shortage of affordable housing has been linked to poor health.	+	Shortage of affordable housing has been linked to poor health.	+	Shortage of affordable housing has been linked to poor health.
SA3 Safety & security...	x		x		x	
SA4 Vibrant communities...	x		x		x	
SA5 Culture, leisure...	-	Compared to sites within/adjacent to settlements, rural buildings can be remote from cultural, leisure and recreational facilities.	-	Although accessibility criteria would help to ensure that conversion schemes are more accessible given the rural location this would be limited	-	Compared to sites within/adjacent to settlements, rural buildings can be remote from cultural, leisure and recreational facilities.
SA6 Local needs met locally...	+	Option will help provide housing to meet local needs for affordable and market housing.	+	Option will help provide housing to meet local needs for affordable housing, although not necessarily for market housing.	+	Option will help provide housing to meet local needs for affordable housing, although not necessarily for market housing.
SA7 Education & training...	x		x		x	
SA8 natural environment...	-	The effect will depend on the number and location rural buildings converted. However, development of any scale and in any location could have a negative impact.	-	The effect will depend on the number and location rural buildings converted. However, development of any scale and in any location could have a negative impact.	-	The effect will depend on the number and location rural buildings converted. However, development of any scale and in any location could have a negative impact
SA9 minimal pollution levels...						
SA10 Transport network...						
SA11 Greenhouse gas emissions...						
SA12 energy & natural resources..	-	Re-use of an existing building may be regarded as an efficient use of resources. However, new development will still increase the use of primary resources and will also increase the demand for energy and resource use and generate more household waste.	-	Re-use of an existing building may be regarded as an efficient use of resources. However, new development will still increase the use of primary resources and will also increase the demand for energy and resource use and generate more household waste.	-	Re-use of an existing building may be regarded as an efficient use of resources. However, new development will still increase the use of primary resources and will also increase the demand for energy and resource use and generate more household waste.

SA Objective	Issue SG2: What approach should be taken to housing growth in the District's villages and countryside?					
	Option SG2e: Re-use of rural buildings restricted to Affordable Housing/'Locals Only' Market Housing or Economic Use.		Option SG2f: Re-use of rural buildings to continue to provide for a mix of open market and affordable housing, subject to the introduction of accessibility criteria		Option SG2g: Re-use of rural buildings to continue to provide for a mix of open market and affordable housing as per existing Local Plan Policy C16	
	Perfor- mance	Commentary	Perfor- mance	Commentary	Perfor- mance	Commentary
SA13 Historic environment...	?	Impact will depend on the scale and location of development.	?	Impact will depend on the scale and location of development.	?	Impact will depend on the scale and location of development.
SA14 Quality built environment...	?	Impact will depend on the scale and location of development.	?	Impact will depend on the scale and location of development.	?	Impact will depend on the scale and location of development.
SA15 Employment opportunities...	+	The would help to provide employment infrastructure in rural areas	x		x	
SA16 Business success...	+	Providing affordable housing would help existing businesses to recruit and retain staff	x		x	
Summary Appraisal						
All of these options will help to provide affordable housing. Option SG2e also looks to re-use rural buildings for economic uses which will help to provide infrastructure in rural areas. These options have a been difficult to assess at this stage as many of the impacts will depend on location and numbers. Option SG2f provides for accessibility to be taken into account which is an important sustainability issue.						

SA Objective	IssueSG3 : If one or more sizeable extensions to the District's three largest towns is necessary, what options are there – Harrogate and Knaresborough					
	Option SG3a: North West Harrogate		Option SG3b: North East Harrogate		Option SG3c: East Knaresborough	
	Perfor- mance	Commentary	Perfor- mance	Commentary	Perfor- mance	Commentary
SA1 Quality Housing...	+	An urban extension will be able to deliver a significant amount of affordable housing . The opportunity should be taken to ensure that new housing utilises the best sustainable building practices.	+	An urban extension will be able to deliver a significant amount of affordable housing . The opportunity should be taken to ensure that new housing utilises the best sustainable building practices	+	An urban extension will be able to deliver a significant amount of affordable housing . The opportunity should be taken to ensure that new housing utilises the best sustainable building practices
SA2 Good Health...	}	It is difficult to assess at this stage and will be dependent on the detail in terms of what a 'mixed use urban extension' will include. Consideration should be given to developing an Area Action Plan to plan from the start a development that maximises sustainability and perhaps embraces some innovative approaches.	}	It is difficult to assess at this stage and will be dependent on the detail in terms of what a 'mixed use urban extension' will include. Consideration should be given to developing an Area Action Plan to plan from the start a development that maximises sustainability and perhaps embraces some innovative approaches.	}	It is difficult to assess at this stage and will be dependent on the detail in terms of what a 'mixed use urban extension' will include. Consideration should be given to developing an Area Action Plan to plan from the start a development that maximises sustainability and perhaps embraces some innovative approaches.
SA3 Safety & security...						
SA4 Vibrant communities...						
SA5 Culture, leisure...						
SA6 Local needs met locally...						
SA7 Education & training...						
SA8 natural environment...	-	The area identified as Killinghall Moor lies adjacent to an area designated as special landscape area and the land shown to the north of Skipton Road lies within an SLA. Development of an urban extension would have a detrimental impact on the character of the SLA.	-	The current Local Plan provides long term protection for a significant part of this area as a green wedge. The loss of this green wedge would have a negative impact on the character of Harrogate, and reduces access for local people to extensive open spaces and ultimately the countryside beyond	-	The site is not an area protected by any landscape designation. However it would result in the loss of a significant amount of grad 2 and 3a agricultural land.
SA9 minimal pollution levels...	-	There is potential for development to have a negative impact on surface& groundwater quality, air quality through increased car usage, development on greenfield land resulting in loss of soils to development. The existing system of waste water treatment and disposal will not be able to accommodate the level of new homes proposed	-	There is potential for development to have a negative impact on surface& groundwater quality, air quality through increased car usage, development on greenfield land resulting in loss of soils to development. The existing system of waste water treatment and disposal will not be able to accommodate the level of new homes proposed	-	There is potential for development to have a negative impact on surface& groundwater quality, air quality through increased car usage, development on greenfield land resulting in loss of soils to development. The existing system of waste water treatment and disposal will not be able to accommodate the level of new homes proposed
SA10 Transport network...	-	This location is likely to encourage car usage, despite the ability to be served by a good local bus service, there is a lack of local services and this is a predominantly residential area. It is not well located to the existing town centre in terms of access. The extension could link into Jennyfield estate and then on to the A61 but this has implications for estate traffic and congestion on A61. Access to town from the south is via narrow rural roads with pinch point at Oakdale Bridge	-	Development at this location would cause severe road congestion in the areas. Major road access improvements in the form of a relief road could ease congestion. With new road access the area offers the ability to be served by bus transport. The location offers the potential to provide good walking and cycling infrastructure. It is also possible to create a rail halt to serve the area.	-	Proximity of this location to the Harrogate Southern by-pass and the A1 creates the potential for development here to encourage commuting both in to Harrogate (with associated congestion issues) and longer distance commutes outside of the District. The location does offer the potential to develop a rail halt.

SA Objective	Issue SG3 : If one or more sizeable extensions to the District's three largest towns is necessary, what options are there – Harrogate and Knaresborough					
	Option SG3a: North West Harrogate		Option SG3b: North East Harrogate		Option SG3c: East Knaresborough	
	Perfor- mance	Commentary	Perfor- mance	Commentary	Perfor- mance	Commentary
SA11 Greenhouse gas emissions...	-	New development will increase greenhouse gas emissions due to increased energy demands and, in this location increased car travel. This could be offset by requiring a % of energy to come from a renewable source. Parts of the District are affected by flooding and this could be a potential problem	-	New development will increase greenhouse gas emissions due to increased energy demands. The new road required to facilitate the development could encourage more journeys by car. This could be offset by requiring a % of energy to come from a renewable source. Parts of the District are affected by flooding and this could be a potential problem	-	New development will increase greenhouse gas emissions due to increased energy demands and, in this location increased car travel. This could be offset by requiring a % of energy to come from a renewable source. Parts of the District are affected by flooding and this could be a potential problem
SA12 energy& natural resources..	-	New development will increase the use of primary resources and will also increase the demand for energy and generate more household waste.	-	New development will increase the use of primary resources and will also increase the demand for energy and generate more household waste.	-	New development will increase the use of primary resources and will also increase the demand for energy and generate more household waste.
SA13 Historic environment...	x		x		x	
SA14 Quality built environment...	?	It is difficult to assess at this stage and will be dependent on the detail in terms of what a 'mixed use urban extension' will include	?	It is difficult to assess at this stage and will be dependent on the detail in terms of what a 'mixed use urban extension' will include	?	It is difficult to assess at this stage and will be dependent on the detail in terms of what a 'mixed use urban extension' will include
SA15 Employment opportunities...	+	It is proposed that there will be an element of employment use as part of the urban extension which has the potential to provide new employment opportunities for local people and to improve the diversity of employment	+	It is proposed that there will be an element of employment use as part of the urban extension which has the potential to provide new employment opportunities for local people and to improve the diversity of employment	-	It is not proposed that there will be an element of employment use at this location. May be appropriate to give consideration to an element of employment use to ensure that it is a 'mixed use' extension
SA16 Business success...	+	This option will provide land for the development of premises and infrastructure which if carefully planned will help to meet business needs and help to encourage further investment	+	This option will provide land for the development of premises and infrastructure which if carefully planned will help to meet business needs and help to encourage further investment	-?	This will not give any direct support to the local business community, although it may provide a level of affordable housing that helps existing employers to attract and retain staff.
Summary Appraisal						
Accommodating growth of this nature will have an impact on a range of issues, some of this will be detrimental and others beneficial. It will be important to minimise detrimental impact and to optimise the beneficial aspects of any planned growth. It is recommended that consideration is given to the development of an Area Action Plan for any urban extension that is pursued to ensure that development takes place of an appropriate scale mix and quality and that the appropriate measures are put in place to protect the natural and built environment and to ensure that the appropriate level of infrastructure is in place to support the new community. It offers the opportunity to develop innovative approaches to issues such as renewable energy provision to support the new development, community recycling composting facilities that are easily accessible, consideration of car free developments which offer a car pool service for its residents. It could also encompass a detailed Transport Assessment to look at measures to reduce the need to make journeys by car.						

SA Objective	IssueSG3 : If one or more sizeable extensions to the District's three largest towns is necessary, what options are there – Ripon					
	Option SG3d: North Ripon		Option SG3f: South East Ripon		Option SG3e: South West Ripon	
	Perfor- mance	Commentary	Perfor- mance	Commentary	Perfor- mance	Commentary
SA1 Quality Housing...	+	An urban extension will be able to deliver affordable housing . The opportunity should be taken to ensure that new housing utilises the best sustainable building practices	+	An urban extension will be able to deliver affordable housing . The opportunity should be taken to ensure that new housing utilises the best sustainable building practices	+	An urban extension will be able to deliver affordable housing . The opportunity should be taken to ensure that new housing utilises the best sustainable building practices
SA2 Good Health...	}	It is difficult to assess at this stage and will be dependent on the detail in terms of what a 'mixed use urban extension' will include. Consideration should be given to developing an Area Action Plan to plan from the start a development that maximises sustainability and perhaps embraces some innovative approaches.	}	It is difficult to assess at this stage and will be dependent on the detail in terms of what a 'mixed use urban extension' will include. Consideration should be given to developing an Area Action Plan to plan from the start a development that maximises sustainability and perhaps embraces some innovative approaches.	}	It is difficult to assess at this stage and will be dependent on the detail in terms of what a 'mixed use urban extension' will include. Consideration should be given to developing an Area Action Plan to plan from the start a development that maximises sustainability and perhaps embraces some innovative approaches.
SA3 Safety & security...						
SA4 Vibrant communities...						
SA5 Culture, leisure...						
SA6 Local needs met locally...						
SA7 Education & training...						
SA8 natural environment...	-		-	To the west of the area (across the A61) lies Quarry Moor lies which is a SSSI and also a local nature reserve. It is uncertain what impact development in this area would have on this designation	-	To the east of the proposed area lies a special landscape area and development in this location may have an adverse impact on this and the river valley. Quarry Moor lies to adjacent to the development area and is a SSSI and also a local nature reserve. Development in this area may have a detrimental impact on these designations
SA9 minimal pollution levels...	-	There is potential for development to have a negative impact on surface& groundwater quality, air quality through increased car usage, development on greenfield land resulting in loss of soils to development. The existing system of waste water treatment and disposal will not be able to accommodate the level of new homes proposed	-	There is potential for development to have a negative impact on surface& groundwater quality, air quality through increased car usage, development on greenfield land resulting in loss of soils to development. The existing system of waste water treatment and disposal will not be able to accommodate the level of new homes proposed	-	There is potential for development to have a negative impact on surface& groundwater quality, air quality through increased car usage, development on greenfield land resulting in loss of soils to development. The existing system of waste water treatment and disposal will not be able to accommodate the level of new homes proposed
SA10 Transport network...	?		?		?	

SA Objective	Issue SG3 : If one or more sizeable extensions to the District's three largest towns is necessary, what options are there – Ripon					
	Option SG3d: North Ripon		Option SG3e: South East Ripon		Option SG3f: South West Ripon	
	Perfor- mance	Commentary	Perfor- mance	Commentary	Perfor- mance	Commentary
SA11 Greenhouse gas emissions...	-	New development will increase greenhouse gas emissions due to increased energy demands and. This could be offset by requiring a % of energy to come from a renewable source. Parts of the District are affected by flooding and this could be a potential problem	-	New development will increase greenhouse gas emissions due to increased energy demands and. This could be offset by requiring a % of energy to come from a renewable source. Parts of the District are affected by flooding and this could be a potential problem	-	New development will increase greenhouse gas emissions due to increased energy demands and. This could be offset by requiring a % of energy to come from a renewable source. Parts of the District are affected by flooding and this could be a potential problem
SA12 energy& natural resources..	-	New development will increase the use of primary resources and will also increase the demand for energy and generate more household waste.	-	New development will increase the use of primary resources and will also increase the demand for energy and generate more household waste.	-	New development will increase the use of primary resources and will also increase the demand for energy and generate more household waste.
SA13 Historic environment...	?	Close to the boundary of Ripon Conservation Area and a number of listed buildings. The impact would depend on implementation	?	Potential for effects on the historic core of Ripon but difficult to assess at this stage	x	Would extend to 0.5km of Drade1 Historic Park and Gardens at Fountains Abbey/Studley Royal and would abut the buffer zone of the World Heritage Site
SA14 Quality built environment...	?	All of the proposed extension lies within an area with gypsum present and susceptible to dissolution	?	A small part to the north east of the proposed extension lies within an area with gypsum present and susceptible to dissolution.	?	A small part to the north east of the proposed extension lies within an area with gypsum present and susceptible to dissolution.
SA15 Employment opportunities...	+	It is proposed that there will be an element of employment use as part of the urban extension which has the potential to provide new employment opportunities for local people and to improve the diversity of employment	+	It is proposed that there will be an element of employment use as part of the urban extension which has the potential to provide new employment opportunities for local people and to improve the diversity of employment	+	It is proposed that there will be an element of employment use as part of the urban extension which has the potential to provide new employment opportunities for local people and to improve the diversity of employment
SA16 Business success...	+	This option will provide land for the development of premises and infrastructure which if carefully planned will help to meet business needs and help to encourage further investment	+	This option will provide land for the development of premises and infrastructure which if carefully planned will help to meet business needs and help to encourage further investment	+	This option will provide land for the development of premises and infrastructure which if carefully planned will help to meet business needs and help to encourage further investment
Summary Appraisal						
Accommodating growth of this nature will have an impact on a range of issues, some of this will be detrimental and others beneficial. It will be important to minimise detrimental impact and to optimise the beneficial aspects of any planned growth. It is recommended that consideration is given to the development of an Area Action Plan for any urban extension that is pursued to ensure that development takes place of an appropriate scale mix and quality and that the appropriate measures are put in place to protect the natural and built environment and to ensure that the appropriate level of infrastructure is in place to support the new community. It offers the opportunity to develop innovative approaches to issues such as renewable energy provision to support the new development, community recycling composting facilities that are easily accessible, consideration of car free developments which offer a car pool service for its residents. It could also encompass a detailed Transport Assessment to look at measures to reduce the need to make journeys by car.						

SA Objective	Issue SG4: What is the most appropriate way of managing the release of housing land?			
	Option SG4a: Early release of housing in market towns		Option SG4b: Priority release for affordable housing	
	Perfor- mance	Commentary	Perfor- mance	Commentary
SA1 Quality Housing...	+	The early release of land for housing would also provide for the early development of affordable housing within the market towns	+	This approach seeks to maximise the provision of affordable housing by bringing forward those sites which are likely to deliver most affordable units before releasing others. As it is likely that these will be the larger sites, probably within Harrogate and the market towns it may not address affordable housing issues within the District's villages. There may be a need to consider priority release in terms of housing need within settlements.
SA2 Good Health...	x		x	
SA3 Safety & security...	x		x	
SA4 Vibrant communities...	+	Early release of housing, particularly if this is accompanied by appropriate economic measures could help to improve market town vitality and viability resulting in the provision of more services and facilities and a reduction in social exclusion	+	There is a high level of affordable housing need within the District and by prioritising release of housing to deliver affordable housing this could help to create mixed, well balanced communities, potentially reducing social isolation, subject to comments made above.
SA5 Culture, leisure...	x		x	
SA6 Local needs met locally...	+	Early release of housing within the District's market towns may increase the provision of local services for the market town and its rural hinterland	+	Prioritising the release of land for affordable housing would contribute to meeting local needs locally, again subject to the comments made above.
SA7 Education & training...	x		x	
SA8 natural environment...	?	It is uncertain what impact this approach will have on designated sites and areas as it will depend on numbers, location and remedial action, however as it looks to the release of previously developed land this may offer reduce direct impacts	?	It is uncertain what impact this approach will have on designated sites and areas as it will depend on numbers, location and remedial action. It is not clear from the option whether the release of land under this option relates to previously developed land as referred to specifically under the other option. This will have a bearing on this issue.
SA9 minimal pollution levels...	?	It is uncertain what impact this option would have but there is potential for development to have a negative impact on surface& groundwater quality, air quality through increased car usage.	?	It is uncertain what impact this option would have but there is potential for development to have a negative impact on surface& groundwater quality, air quality through increased car usage.
SA10 Transport network...	+	Avoiding early release of housing in Harrogate would defer growth of the town to the latter period of the plan when a package of measures to encourage traffic reduction have been implemented.	?	It is uncertain what impact this option would have on transport infrastructure as it is not clear from the option where the land would be released.
SA11 Greenhouse gas emissions...	-	New development will increase greenhouse gas emissions due to increased energy demands. There may be scope to access services in market towns by modes other than the car	-	New development will increase greenhouse gas emissions due to increased energy demands.

SA Objective	Issue SG4 How should the release of land suitable for housing be managed?			
	Option SG4a: Early release of housing in market towns		Option SG4b: Priority release for affordable housing	
	Perfor- mance	Commentary	Perfor- mance	Commentary
SA12 energy& natural resources..	-	New development will increase the use of primary resources and will also increase the demand for energy and generate more household waste.	-	New development will increase the use of primary resources and will also increase the demand for energy and generate more household waste.
SA13 Historic environment...	X		X	
SA14 Quality built environment...	?	Issues in respect of flooding within some of the Districts market towns would need to be recognised. It would help to promote development in areas with a good range of services.	?	It is uncertain what impact this may have as it will depend on the locations of land chosen to release.
SA15 Employment opportunities...	+	Early housing growth in the District's market towns linked with associated measures to improve the local economy (employment land provision) could support the renaissance of these areas and help to introduce new employment opportunities.	x	
SA16 Business success...	+	This would support existing businesses and may encourage new businesses within the market towns, by providing an element of affordable housing to potentially help on retaining the skills of local people	+	Provision of affordable homes could help businesses to recruit and retain staff locally.
Summary Appraisal				
It has only been possible to assess these two options in broad terms as more detail would be required, for example on which market towns it is proposed to release land and in what quantity and further details on how the priority release of affordable housing land would work (eg % numbers required to be delivered, locations, is it related to identified need.)				

SA Objective	Issue SG4 How should the release of land suitable for housing be managed? – Time period and phasing					
	Option SG4c: 4 + Phases of less than 5 years each		Option SG4d: 3 Phases, each of 5 years (approx)		Option SG4e: 2 Phases of more than 5 years each	
	Perfor- mance	Commentary	Perfor- mance	Commentary	Perfor- mance	Commentary
SA1 Quality Housing...						
SA2 Good Health...						
SA3 Safety & security...						
SA4 Vibrant communities...						
SA5 Culture, leisure...						
SA6 Local needs met locally...						
SA7 Education & training...						
SA8 natural environment...						
SA9 minimal pollution levels...						
SA10 Transport network...						
SA11 Greenhouse gas emissions...						
SA12 energy & natural resources..						
SA13 Historic environment...						
SA14 Quality built environment...						
SA15 Employment opportunities...						
SA16 Business success...						
Summary Appraisal						
The identification of phases will introduce an element of certainty regarding the period when a site may be brought forward for development. It will allow the full range of planning issues to be addressed and will set out a clear indication of the preferred order for the release of sites and timescales for their release. In terms of the impact of each of the options SG4e provides greater certainty for both developers and the wider community as the pattern of supply is set for the longest number of years. Conversely SG4c provides the least level of certainty but it does provide for greater flexibility to adapt to changing circumstances.						

HOMES FOR LOCAL PEOPLE

SA Objective	Issue HLP1: What approach should be taken in setting the level of affordable housing required in new housing schemes throughout the District – Thresholds?					
	Option HLP1a Retain the existing policy threshold?		Option HLP1b Reduce the urban threshold so that it is the same as the rural threshold?		Option HLP1c Reduce both urban & rural thresholds to 0.1 ha or 2 dwellings	
	Perfor- mance	Commentary	Perfor- mance	Commentary	Perfor- mance	Commentary
SA1 Quality Housing...	+	Will deliver affordable housing at the current rate, however it does not allow for the opportunity to secure affordable housing on smaller urban sites.	+	This would secure affordable housing on smaller sites within Urban areas and therefore potentially create more affordable units. Experience of a lower threshold within the rural areas shows that it can be viable on smaller scale sites.	?	In theory this approach could deliver more affordable housing units, however experience to date in this district indicates that it is usually unviable to deliver an element of affordable housing on schemes of 2 dwellings.
SA2 Good Health...	x		x		x	
SA3 Safety & security...	x		x		x	
SA4 Vibrant communities...	+	The provision of affordable housing will contribute to creating mixed, well balanced communities, potentially reducing social isolation	+	The provision of affordable housing will contribute to creating mixed, well balanced communities, potentially reducing social isolation	?	It is uncertain whether this option will be able to deliver any more affordable units over and above the existing approach
SA5 Culture, leisure...	x		x		x	
SA6 Local needs met locally...	+	Will contribute to this objective by providing affordable housing.	+	Will contribute to this objective by providing affordable housing.	?	It is uncertain whether this option will be able to deliver any more affordable units over and above the existing approach
SA7 Education & training...	x		x		x	
SA8 natural environment...	x		x		x	
SA9 minimal pollution levels...	x		x		x	
SA10 Transport network...	x		x		x	
SA11 Greenhouse gas emissions...	x		x		x	
SA12 energy& natural resources..	x		x		x	
SA13 Historic environment...	x		x		x	

SA Objective	Issue HLP1: What approach should be taken in setting the level of affordable housing required in new housing schemes throughout the District – Thresholds?					
	Option HLP1a Retain the existing policy threshold		Option HLP1b Reduce the urban threshold so that it is the same as the rural threshold		Option HLP1c Reduce both urban & rural thresholds to 0.1 ha or more or 2 dwellings	
	Perfor- mance	Commentary	Perfor- mance	Commentary	Perfor- mance	Commentary
SA14 Quality built environment...	x		x		x	
SA15 Employment opportunities...	x		x		x	
SA16 Business success...	+	Provision of affordable homes could help businesses to recruit and retain staff	+	Provision of affordable homes could help businesses to recruit and retain staff	?	If this option was viable and did result in more affordable housing then it could have a positive effect on this objective.
Summary Appraisal						
<p>All of these options are designed to deliver affordable housing and all would achieve this to a greater or lesser degree. Option HLP1a (the existing threshold) would continue to deliver affordable housing at the current rate, and whilst welcomed when compared to previous delivery rates it does preclude the opportunity to secure affordable housing on smaller sites within the urban areas. In this way option HLP1b is likely to achieve a higher rate of affordable housing and experience demonstrates that it can be viable. This option would also provide for a consistent policy across urban and rural areas. In theory option HLP1c should deliver the most affordable housing but issues of viability raise questions about whether this would happen.</p> <p>The level of affordable housing need within the District is such that it is unlikely that this can ever be achieved, the important factor therefore is to maximise the amount of affordable housing that can be provided</p>						

SA Objective	Issue HLP1: What approach should be taken in setting the level of affordable housing required in new housing schemes throughout the District – Targets?					
	Option HLP1d Retain 50% target on all qualifying sites		Option HLP1e Reduce 50% target on all qualifying sites		Option HLP1f Increase target to 60% on all qualifying sites	
	Performance	Commentary	Performance	Commentary	Performance	Commentary
SA1 Quality Housing...	+	Delivery of affordable housing would continue at a similar rate as present.	-	Reducing the starting point for negotiation could reduce the amount of affordable housing that the Council could seek on a site as negotiation starts at a lower base point	?	This option would allow the Council to seek more affordable housing on sites, however it could limit the number of sites that come forward, thereby reducing the overall provision
SA2 Good Health...	x		x		x	
SA3 Safety & security...	x		x		x	
SA4 Vibrant communities...	+	A 50% target for affordable housing would help to secure mixed, well balanced communities	-	This approach will not as effectively help to achieve well balanced communities.	?	The potential for less sites to come forward would reduce the impact on creating vibrant communities
SA5 Culture, leisure...	x		x		x	
SA6 Local needs met locally...	+	It will help to provide affordable housing for local people which in turn may help to support the vibrancy of town and village centres	?	Reducing the starting point for negotiation could reduce amount of affordable housing provision, thereby doing less to meet local needs in an area of high affordable housing need	?	If less sites come forward then there is the potential for less affordable units to be provided which would not help to meet local needs
SA7 Education & training...	x		x		x	
SA8 natural environment...	x		x		x	
SA9 minimal pollution levels...	x		x		x	
SA10 Transport network...	x		x		x	
SA11 Greenhouse gas emissions...	x		x		x	
SA12 energy & natural resources..	x		x		x	
SA13 Historic environment...	x		x		x	

SA Objective	Issue HLP1: What approach should be taken in setting the level of affordable housing required in new housing schemes throughout the District – Targets?					
	Option HLP1d Retain 50% target on all qualifying sites		Option HLP1e Reduce 50% target on all qualifying sites		Option HLP1f Increase target to 60% on all qualifying sites	
	Perfor- mance	Commentary	Perfor- mance	Commentary	Perfor- mance	Commentary
SA14 Quality built environment...	x		x		x	
SA15 Employment opportunities...	x		x		x	
SA16 Business success...	+	Provision of affordable homes could help businesses to recruit and retain staff	?	Reducing the starting point for negotiation of affordable housing provision will not help to support local businesses	?	Again the impact is uncertain as it may be that less sites come forward. Where sites do come forward then providing affordable housing could help businesses to recruit and retain staff
Summary Appraisal						
<p>These options are seeking to deliver affordable housing and they will to varying degrees. The overall level of affordable housing need is such that it is unlikely that this can ever be fully achieved. It is therefore important that a policy approach is taken to maximise the amount of affordable housing that can be delivered within the overall housing provision. In this respect option HLP1d continues to deliver affordable housing units at the current rate and whilst this is to be welcomed relative to past delivery rates this approach may miss opportunities to seek enhanced provision. Option HLP1e, by reducing the starting point for negotiation is likely to reduce the total amount of units achieved by starting from a lower negotiation point. Option HLP1f in theory would provide the most affordable housing units, however there is also potential for less sites to come forward.</p>						

SA Objective	Issue HLP1: What approach should be taken in setting the level of affordable housing required in new housing schemes throughout the District – Commuted Provision?			
	Option HLP1g: Only accept financial contributions for affordable housing on conversion of schemes in Harrogate, Knaresborough and Ripon		Option HLP1h: A financial contribution towards the provision of affordable housing, in the case of developments comprising 1 and 2 dwellings	
	Perfor- mance	Commentary	Perfor- mance	Commentary
SA1 Quality Housing...	+	By restricting this option to conversion schemes it ensures that an adequate amount of affordable housing is provided on site from larger housing developments	+	Seeking a financial contribution towards the provision of affordable housing in the case of 1 and 2 dwellings could provide an additional way of maximising provision of affordable housing
SA2 Good Health...	x		x	
SA3 Safety & security...	x		x	
SA4 Vibrant communities...	+	The provision of affordable housing will help to create balanced communities.	+	Finding new ways of maximising the provision of affordable housing will help to create mixed communities
SA5 Culture, leisure...	x		x	
SA6 Local needs met locally...	+	Ensuring as far as possible on site provision of affordable housing will help to meet local needs.	+	It will help to provide affordable housing for local people as the monies would go into a funding pot for a parish or sub-area
SA7 Education & training...	x		x	
SA8 natural environment...	x		x	
SA9 minimal pollution levels...	x		x	
SA10 Transport network...	x		x	
SA11 Greenhouse gas emissions...	x		x	
SA12 energy& natural resources..	x		x	
SA13 Historic environment...	x		x	

SA Objective	Issue HLP1: What approach should be taken in setting the level of affordable housing required in new housing schemes throughout the District – Commuted Provision?			
	Option HLP1g: Only accept financial contributions for affordable housing on conversion of schemes in Harrogate, Knaresborough and Ripon		Option HLP1h: A financial contribution towards the provision of affordable housing, in the case of developments comprising 1 and 2 dwellings	
	Perfor- mance	Commentary	Perfor- mance	Commentary
SA14 Quality built environment...	x		x	
SA15 Employment opportunities...	x		x	
SA16 Business success...	+	Provision of affordable homes could help businesses to recruit and retain staff	+	Provision of affordable homes could help businesses to recruit and retain staff
Summary Appraisal				
HLP1g is a continuation of the existing policy and is restricted to conversions within Harrogate, Ripon and Knaresborough due to the limited number of development sites available in the District to which financial contributions can be directed to provide affordable housing. This means that it would not be appropriate for financial contributions to be in lieu of on site provision for schemes which result in a significant number of affordable units. Experience within the District has shown that whilst it may not be viable to provide an affordable home on a development comprising of 2 dwellings (or possible in the case of single dwellings) it may be viable for a developer to make a financial contribution towards providing affordable housing. This would offer a new opportunity to secure affordable homes within the District and to help meet local needs. There may be a case to be made for option HLP1g to continue to operate within Harrogate, Knaresborough, Ripon and outside of these areas HLP1h to operate.				

SA Objective	Issue HLP2: What should be done to encourage additional provision of affordable housing, particularly in rural areas?							
	Option HLP2a: Vigorously pursue the implementation of Rural Exceptions Sites		Option HLP2b: Promote new-build affordable housing as part of rural building conversion schemes outside settlements		Option HLP2c: Re-use of agricultural workers dwellings and holiday accommodation		Option HLP2d: Promote small scale affordable housing within suitable employment sites	
	Performance	Commentary	Performance	Commentary	Performance	Commentary	Performance	Commentary
SA1 Quality Housing...	+	The allocation of rural exception sites will help to deliver affordable housing and will also provide some degree of certainty.	+	This will provide additional affordable housing but on a smaller scale than option HLP2a.	+	This will provide additional affordable housing but on a smaller scale than option HLP2a.	+	This will provide additional affordable housing but possibly on a smaller scale than option HLP2a.
SA2 Good Health...	x		x		x		x	
SA3 Safety & security...	x		x		x		x	
SA4 Vibrant communities...	+	The provision of affordable housing can contribute to the creation of balanced communities	+	The provision of affordable housing can contribute to the creation of balanced communities	+	The provision of affordable housing can contribute to the creation of balanced communities	+	The provision of affordable housing together with employment opportunities can contribute to the creation of balanced communities
SA5 Culture, leisure...	x		x		x		x	
SA6 Local needs met locally...	+	Rural exception sites are a way of ensuring affordable housing to meet local needs in rural areas	+	On a smaller scale than option HLP2a this approach will also help to meet local needs	+	On a smaller scale than option HLP2a this approach will also help to meet local needs	+	Providing housing and employment opportunities can help to meet local needs in rural areas
SA7 Education & training...	x		x		x		x	
SA8 natural environment...	?	It is uncertain what impact this will have as it will depend on numbers and locations but development in rural areas can have a negative impact on the surrounding countryside and any designations	+	There is the potential for this option to contribute to local distinctiveness by bringing back into use redundant buildings.	x		?	It is uncertain what impact this will have as it will depend on numbers and locations but development in rural areas can have a negative impact on the surrounding countryside and any designations

SA Objective	Issue HLP2: What should be done to encourage additional provision of affordable housing, particularly in rural areas?							
	Option HLP2a: Vigorously pursue the implementation of Rural Exceptions Sites		Option HLP2b: Promote new-build affordable housing as part of rural building conversion schemes outside settlements		Option HLP2c: Re-use of agricultural workers dwellings and holiday accommodation		Option HLP2d: Promote small scale affordable housing within suitable employment sites	
	Perfor- mance	Commentary	Perfor- mance	Commentary	Perfor- mance	Commentary	Perfor- mance	Commentary
SA9 minimal pollution levels...	?	It is uncertain what impact this option would have but there is potential for development to have a negative impact on surface& groundwater quality, air quality through increased car usage, development on greenfield land resulting in loss of soils to development	?	It is uncertain what impact this option would have but there is potential for development to have a negative impact on surface& groundwater quality, air quality through increased car usage.	?	It is uncertain as to the impact, however it is likely to be minimal given that this option is looking to use existing infrastructure	?	It is uncertain what impact this option would have but there is potential for development to have a negative impact on surface& groundwater quality, and air quality
SA10 Transport network...	?	Increasing development in rural areas can result in increased car travel to access jobs and services. Location within settlements with good public transport links may reduce this.	-	Development in the countryside would result in unsustainable transport patterns by encouraging car travel to access jobs and services	-	Development in the countryside would result in unsustainable transport patterns by encouraging car travel to access jobs and services	+	Locating housing in close proximity provides for the potential to reduce the need for employees to travel by car to work provided those who occupy the houses work at those firms
SA11 Greenhouse gas emissions...	-	New development will increase greenhouse gas emissions due to increased energy demands and in this instance the potential for increased car travel. Parts of the District are affected by flooding and this could be a potential problem	-	New development will increase greenhouse gas emissions due to increased energy demands and in this instance the potential for increased car travel. Parts of the District are affected by flooding and this could be a potential problem	?	It is uncertain as to the impact, however it is likely to be minimal given that this option is looking to use existing dwellings however there is an issue in respect of the potential for increased travel.	?	New development will increase greenhouse gas emissions due to increased energy demands but in this instance provides for reduced travel. Parts of the District are affected by flooding and this could be a potential problem
SA12 energy& natural resources..	-	New development will increase the use of primary resources and will also increase the demand for energy and generate more household waste	-	New development will increase the use of primary resources and will also increase the demand for energy and generate more household waste	?	It is uncertain as to the impact although it is likely to be limited given that it involves the reuse of existing infrastructure.	-	New development will increase the use of primary resources and will also increase the demand for energy and generate more household waste

SA Objective	Issue HLP2: What should be done to encourage additional provision of affordable housing, particularly in rural areas?							
	Option HLP2a: Vigorously pursue the implementation of Rural Exceptions Sites		Option HLP2b: Promote new-build affordable housing as part of rural building conversion schemes outside settlements		Option HLP2c: Re-use of agricultural workers dwellings and holiday accommodation		Option HLP2d: Promote small scale affordable housing within suitable employment sites	
	Perfor- mance	Commentary	Perfor- mance	Commentary	Perfor- mance	Commentary	Perfor- mance	Commentary
SA13 Historic environment...	?	The impact is uncertain and will depend on the scale and location of development	?	The impact will depend on the historical nature of the building and its location	?	The impact will depend on the historical nature of the building and its location	?	The impact is uncertain and will depend on the scale and location of development
SA14 Quality built environment...	?	This option may have a negative impact on the character of rural areas and may increase travel requirements to use essential services. It probably involves the development of Greenfield land.	?	Bringing redundant buildings back into use represents efficient land use. However there is the potential for increased car travel to access services as this relates to development outside of settlements	+	Re-using existing buildings represents an efficient use of land.	+	Co-locating
SA15 Employment opportunities...	x		x		x		+	Locating housing with employment can help work-life balance by reducing commuting.
SA16 Business success...	+	Provision of affordable housing can help local businesses to recruit and retain staff	+	Provision of affordable housing can help local businesses to recruit and retain staff	+	Provision of affordable housing can help local businesses to recruit and retain staff	+	Provision of affordable housing can help local businesses to recruit and retain staff in addition it could support the viability of existing businesses.
Summary Appraisal								
All of these options will in some way help to deliver affordable housing. Implementation of rural exception sites is likely to have the greatest impact because of the scale envisaged whereas the other options are more likely to result in single unit provision. It would seem appropriate, therefore to consider these as a package of measures that could complement each other.								

SA Objective	Issue HLP3 Should the Core Strategy promote 'locals only' housing in rural areas?					
	Option HLP3a: Do not promote 'locals only' housing in any rural areas of the District		Option HLP3b: Restrict the purchase and occupation of new market housing to local people only and apply this policy across all rural areas of the District		Option HLP3c: Restrict the purchase and occupation of new market housing to local people only and apply this policy only in the Nidderdale Area of Outstanding Natural Beauty	
	Performance	Commentary	Performance	Commentary	Performance	Commentary
SA1 Quality Housing...	-	This approach will continue with the status quo and will not therefore provide homes for those in need.	?	This approach is based on the need to live in an area (work/close family) as opposed to need per se. It is not clear at what lower cost to market housing may mean – it is uncertain the extent to which this will have a knock on effect of dampening down house prices generally given that it will only apply to new build.	?	As for HLP3b but only applying within the AONB
SA2 Good Health...	x		x		x	
SA3 Safety & security...	x		x		x	
SA4 Vibrant communities...			+	It has the potential to allow people to live and work within the area which in turn will support the local economy and services helping to create vibrant and balanced communities	+	As for HLP3b but only applying within the AONB
SA5 Culture, leisure...	x		x		x	
SA6 Local needs met locally...			+	By helping local people to remain living in an areas where they work will help to meet local needs and may provide support for local services and community facilities	+	As for HLP3b but only applying within the AONB
SA7 Education & training...	x		x		x	
SA8 natural environment...	x		x		x	
SA9 minimal pollution levels...	x		x		x	
SA10 Transport network...	x		+	By enabling people to live within the area that they work it has the potential to reduce commuting	+	As for HLP3b but only applying within the AONB

SA Objectives	Issue HLP3 Should the Core Strategy promote 'locals only' housing in rural areas?					
	Option HLP3a: Do not promote 'locals only' housing in any rural areas of the District		Option HLP3b: Restrict the purchase and occupation of new market housing to local people only and apply this policy across all rural areas of the District		Option HLP3c: Restrict the purchase and occupation of new market housing to local people only and apply this policy only in the Nidderdale Area of Outstanding Natural Beauty	
	Performance	Commentary	Performance	Commentary	Performance	Commentary
SA11 Greenhouse gas emissions...	x		+	Potentially reducing the need/distance to travel for work and perhaps services will help reduce greenhouse gas emissions	x	
SA12 energy& natural resources..	x		x		x	
SA13 Historic environment...	x		x		x	
SA14 Quality built environment...	x		x		x	
SA15 Employment opportunities...	x		x		x	
SA16 Business success...			+	By providing locals only housing this could help businesses to recruit and retain staff	+	As for HLP3b but only applying within the AONB
Summary Appraisal						
The ability of HLP3b and or HLP3c to deliver housing for local people will require a detailed assessment of what the term 'Need' to live in an area means – detailed clarification of this will be required. The extent to which such a policy could dampen down house prices more generally is uncertain. Given the already very high house prices within Harrogate relative to average earnings it is difficult to envisage that the impact would be significant						

JOBS AND BUSINESS

SA Objective	Issue JB1: What is the appropriate amount and type of employment land (B1, B2, B8) to be provided in the District up to 2021 and where in broad terms should it be located (existing employment land)?			
	Option JB1a: Continue with the current policy of protecting all employment sites		Option JB1b: Protect the best performing employment sites against loss whilst allowing the loss of poorly performing/located sites to other uses	
	Performance	Commentary	Performance	Commentary
SA1 Quality Housing...	-	A blanket approach to the protection of employment land may result in the retention of sites in employment use that are underused or vacant which could otherwise have been suitably recycled for housing.	+	Allowing the release of those site that are poorly performing or poorly located may be suitable for the provision of housing. This approach would support the need to provide new housing provision on previously developed land
SA2 Good Health...	x		x	
SA3 Safety & security...	x		x	
SA4 Vibrant communities...	x		x	
SA5 Culture, leisure...	x		+	Releasing poorly performing/located sites offers the potential to develop new or enhance existing cultural facilities.
SA6 Local needs met locally...	+	Protecting employment sites, particularly those in town or village centres can help to support the vibrancy of those areas. It also provides an opportunity to develop local employment opportunities. This is important where these sites come under pressure from high value uses.	+	This approach retains those sites that are performing well and thereby providing employment opportunities locally, but in addition it also allow for the release of land to other uses eg housing and community facilities which will also help to meet local needs.
SA7 Education & training...	x		x	
SA8 natural environment...	-	Not releasing land that is performing poorly could result in the need to identify additional land which may have bio diversity or nature conservation value	+	Releasing previously developed land for other development uses will reduce the pressure to develop Greenfield land
SA9 minimal pollution levels...	-	This approach does not provide for the clean up of contaminated land on underused/vacant sites. It also may result in the development of other sites resulting in a loss of soils to development	+	Releasing poorly performing sites presents an opportunity to clean up contaminated land, with the costs being off set by higher value development.
SA10 Transport network...	?	It is likely that this will have a neutral effect, however without a detail appraisal of where the existing employment sites are located it is uncertain. It could also be that the sites are located in areas that preclude access to them through modes other than the car.	?	There is the potential for this to have a positive effect if the poorly performing sites are located within urban areas that are accessed by a range of modes of transport
SA11 Greenhouse gas emissions...	x		-	Releasing land for housing development will increase greenhouse gas emissions due to increased energy demands and depending on the location of poorly performing employment sites the potential for increased car travel.
SA12 energy& natural resources..	-	A blanket approach to the protection of employment land could result in protecting some sites that are being underused and means that Greenfield land may be required for other development that could have effectively been sited on a previously developed employment site.	-	Re-use of previously developed land is an efficient use of resources, however new housing development will increase the use of primary resources and will also increase the demand for energy and resources use and generate more household waste

SA Objective	Issue JB1: What is the appropriate amount and type of employment land (B1, B2, B8) to be provided in the District up to 2021 and where in broad terms should it be located (existing employment land)?			
	Option JB1a: Continue with the current policy of protecting all employment sites		Option JB1b: Protect the best performing employment sites against loss whilst allowing the loss of poorly performing/located sites to other uses	
	Perfor- mance		Perfor- mance	
SA13 Historic environment...	?	It is difficult to assess the impact on the historic environment because it depends on the location of the employment sites. Not releasing sites for alternative development could protect the existing heritage asset.	?	It is difficult to assess the impact on the historic environment because it depends on the location of the employment sites. Releasing sites for alternative development could harm the historic environment by resulting in an intensification of development and poor design
SA14 Quality built environment...	-	This approach may result in retaining sites that do not represent efficient land use and that may be derelict. It also reduces the opportunity to redevelop sites for other uses of benefit to the local community.	+	Releasing poorly located/performing sites represents an efficient use of land and derelict sites. It also provides an opportunity to develop new residential development on brownfield land.
SA15 Employment opportunities...	+	Protecting employment sites can help to provide employment opportunities for local people by providing opportunities for businesses to remain or for others to relocate.	-	Releasing employment land may reduce employment opportunities for local people by reducing the opportunities for businesses to remain in a local area or for others to start up or relocate.
SA16 Business success...	+	Protecting employment sites will support existing businesses particularly where such sites come under pressure from higher value land uses. It also helps to provide for the needs of business by providing a range of premises, including maintaining a supply of lower grade land for the cheaper end of the market	-	In releasing poorly performing/located sites there is a danger that sites that support those industries that require premises at the cheaper end of the market will be displaced.

SA Objective	Issue JB1: What is the appropriate amount and type of employment land (B1, B2, B8) to be provided in the District up to 2021 and where in broad terms should it be located (additional employment land)?			
	Option JB1c: To promote additional Greenfield land for employment use within Harrogate and Boroughbridge		Option JB1d: Do not promote additional Greenfield land for employment use within Harrogate and Boroughbridge	
	Perfor- mance	Commentary	Perfor- mance	Commentary
SA1 Quality Housing...	x		x	
SA2 Good Health...	x		x	
SA3 Safety & security...	x		x	
SA4 Vibrant communities...	x		x	
SA5 Culture, leisure...	+	It could provide opportunities for those involved in the creative industries to locate to suitable premises.	x	
SA6 Local needs met locally...	+	There is a need in the short term for new employment land in Harrogate and in the longer term in Boroughbridge. Allocating new land would help to support the provision of employment opportunities for local people.	-	Given the identified need for additional employment land for these two settlements then not allocate further land could reduce employment opportunities for local people in the future
SA7 Education & training...	X		x	
SA8 natural environment...	-	Development on Greenfield land could have a negative impact on habitats and species and on countryside character	+	Not allocating new Greenfield land for development could help to protect existing habitats and species, and to maintain local distinctiveness and countryside character
SA9 minimal pollution levels...	-	Development of Greenfield land will result in the loss of soils to development. It will also increase the amount of surface water run-off that the existing drainage infrastructure has to accommodate which may have implications for water quality.	+	Not allocating Greenfield land will help to minimise the loss of soils to development and will not increase the amount of hardstanding which in turn has implications for surface water run-off.
SA10 Transport network...	?	It is uncertain what the impact will be. There is the potential for there to be a negative impact if the Greenfield location is not readily accessible by modes other than the car.	-	Not allocating additional land to meet employment land requirements could result in residents having to commute greater distances to take advantage of employment opportunities
SA11 Greenhouse gas emissions...	-	New development will increase greenhouse gas emissions due to increased energy demands. Parts of the District are affected by flooding and this could be a potential problem	x	
SA12 energy& natural resources..	-	The development of Greenfield land represents the loss of greenspace to development and does not represent an efficient use of land. It may be more appropriate to redevelop poorly performing existing employment sites	x	
SA13 Historic environment...	-	Allocating additional Greenfield land could have a negative impact on the historic environment of Harrogate and Boroughbridge.	?	It is uncertain what the impact on the historic environment will be. There is the potential for positive effects but there may be negative impacts from intensification of uses on existing employment sites in historic areas of the two settlements

SA Objective	Issue JB1: What is the appropriate amount and type of employment land (B1, B2, B8) to be provided in the District up to 2021 and where in broad terms should it be located (additional employment land)?			
	Option JB1c: To promote additional Greenfield land for employment use within Harrogate and Boroughbridge		Option JB1d: Do not promote additional Greenfield land for employment use within Harrogate and Boroughbridge	
	Perfor- mance		Perfor- mance	
SA14 Quality built environment...	-	Development on Greenfield land has implications for the amount of surface water run-off that the existing drainage infrastructure has to accommodate. It may also be that new Greenfield sites are not easily accessed by modes other than the car. However there is the potential for new development to embrace new technologies to improve resource efficiency	x	
SA15 Employment opportunities...	+	There is a need to increase the amount of readily available employment land to serve Harrogate in the short term and in Boroughbridge in the longer term. Allocating additional Greenfield land would help to meet these shortfalls	-	There is a need to increase the amount of readily available employment land to serve Harrogate in the short term and in Boroughbridge in the longer term. Taking this approach would not address this problem
SA16 Business success...	+	There is a need to increase the amount of readily available employment land to serve Harrogate in the short term and in Boroughbridge in the longer term. Allocating additional Greenfield land would help to meet these shortfalls. It will help those existing businesses that wish to expand and it may encourage investment in the area.	-	Not allocating additional Greenfield land within Harrogate and Boroughbridge has the potential to undermine the aspirations of existing businesses who wish to expand and will not provide sufficient land to encourage further investment in the area

SA Objective	Issue JB2: In addition to the strategy for allocating employment land, what other ways should we help to deliver regional and local priorities for the Harrogate District economy?					
	No options have been developed for this issue (See Summary below)					
	Perfor- mance	Commentary	Perfor- mance	Commentary	Perfor- mance	Commentary
SA1 Quality Housing...						
SA2 Good Health...						
SA3 Safety & security...						
SA4 Vibrant communities...						
SA5 Culture, leisure...						
SA6 Local needs met locally...						
SA7 Education & training...						
SA8 natural environment...						
SA9 minimal pollution levels...						
SA10 Transport network...						
SA11 Greenhouse gas emissions...						
SA12 energy & natural resources..						
SA13 Historic environment...						
SA14 Quality built environment...						
SA15 Employment opportunities...						
SA16 Business success...						
Summary Appraisal						
Under this issue a number of themes are discussed, derived from the Sub-regional Investment Plan. Four key themes are explored – Develop market towns as rural capitals; harness the dynamism of the Leeds/Bradford economy; Develop Harrogate’s Digital (and food) cluster; and enhance the competitiveness of Harrogate’s business tourism. Future appraisal work may be required if it is considered that strategic direction can be provided to support any or all of these themes.						

SA Objective	Issues JB3 Should the Core Strategy promote positive change and /or seek to encourage significant extensions to any of the District's town centres?			
	Option JB3a: Additional retailing in the Bower Road/Dragon Parade area		Option JB3b: Additional retailing in the West Park area	
	Performance	Commentary	Performance	Commentary
SA1 Quality Housing...	?	Will depend on the mix of uses in any redevelopment	?	Will depend on the mix of uses in any redevelopment/conversion of existing premises
SA2 Good Health...	x		x	
SA3 Safety & security...	x		x	
SA4 Vibrant communities...	?	Will depend on the mix of uses in any redevelopment. The provision of social and/or cultural facilities as part of retail development could enhance the cultural life of Harrogate town	?	Will depend on the mix of uses in any redevelopment. The provision of social and/or cultural facilities as part of retail development could enhance the cultural life of Harrogate town
SA5 Culture, leisure...	?	Will depend on the mix of uses in any redevelopment	?	Will depend on the mix of uses in any redevelopment.
SA6 Local needs met locally...	+	Providing retail warehouse comparison shopping in the town centre will increase the range of choice for local people, especially those without access to car transport	+	Providing specialist comparison shopping in the town centre will increase the range of choice for local people, especially those without access to car transport
SA7 Education & training...	x		x	
SA8 natural environment...	+	Locating retail development to meet identified shopping need reduces the pressure for out of town development on Greenfield sites	+	Locating retail development to meet identified shopping need reduces the pressure for out of town development on Greenfield sites
SA9 minimal pollution levels...	+	More use of public transport and/or walking reduces and less use of cars in built up areas reduces pollution levels.	+	More use of public transport and/or walking reduces and less use of cars in built up areas reduces pollution levels.
SA10 Transport network...	+	Locating retail development in the town centre directs development to the location best served by public transport. Bower Rd Dragon parade is approximately 550m from the bus station and provides the opportunity for public transport and pedestrian access. Retail development in the town urban area would increase the opportunity to access employment by public transport. The level of car parking to be provided at these sites will be both a strategic town centre issue, and a local supply issue within this sector of the town centre	+	Locating retail development in the town centre directs development to the location best served by public transport. The north end of West Park is approximately 600m from the bus station and provides the opportunity for public transport and pedestrian access. Retail development in the town urban area would increase the opportunity to access employment by public transport. The level of car parking to be provided at the site will be both a strategic town centre issue, and a local supply issue within this sector of the town centre
SA11 Greenhouse gas emissions...	+	More use of public transport and or walking to town for shopping trips reduces dependence on car use in turn reducing carbon emissions.	+	More use of public transport and or walking to town for shopping trips reduces dependence on car use in turn reducing carbon emissions.

SA Objective	Issues JB3 Should the Core Strategy promote positive change and /or seek to encourage significant extensions to any of the District's town centres?			
	Option JB3a: Additional retailing in the Bower Road/Dragon Parade area		Option JB3b: Additional retailing in the West Park area	
	Perfor- mance	Commentary	Perfor- mance	Commentary
SA12 energy & natural resources..	-	New development will increase the use of primary resources and will also increase the demand for energy and could generate more household waste.	-	New development will increase the use of primary resources and will also increase the demand for energy and could generate more household waste
SA13 Historic environment...	?	Impact will depend on the scale of any development. Any development in the Bower Road/ Dragon Parade will need to respect the residential parades surrounding the site and the conservation area status.	?	Impact will depend on the scale of any development. 1-4 West Park are Grade 2* listed properties and any development on the frontage to West Park will need to be designed to a high standard as it lies within a conservation area.
SA14 Quality built environment...	+	Will depend on the quality of design of any new development, but redevelopment provides the opportunity for more attractive environments than the existing back land development.	+	Will depend on the quality of design of any new development, but redevelopment provides the opportunity for more attractive environments than offered by the current back land development
SA15 Employment opportunities...	+	By concentrating employment within the Harrogate this option would reduce the amount of retail land and retail employment outside the urban area.	+	By concentrating employment within the Harrogate this option would reduce the amount of retail land and retail employment outside the urban area
SA16 Business success...	+	Supporting the town centres growth would support the needs of businesses within the urban area of Harrogate by enhancing the centres vitality and viability	+	Supporting the town centres growth would support the needs of businesses within the urban area of Harrogate by enhancing the centres vitality and viability
Summary Appraisal				
Both of these options have mainly positive implications. The initial assessment indicates a preference for town centre development, in terms of sustainability, over out of town development, as supported by national policy. The two options are not mutually exclusive, and over the life of the LDF both sites, or the equivalent land area elsewhere, may be needed for comparison goods shopping. Both sites would deliver the benefits of town centre retail development. An appropriate balance of car parking provision to serve the town centre and the local areas would need to be determined.				

TRAVEL

SA Objective	Issue T1: What transport infrastructure/traffic management measures should be provided to ensure that the growth requirements of the District are met and at the same time, the need to travel is reduced and traffic congestion is minimised?					
	No detailed options have been provided to enable an assessment to be made (See Summary appraisal below)					
	Perfor- mance	Commentary	Perfor- mance	Commentary	Perfor- mance	Commentary
SA1 Quality Housing...						
SA2 Good Health...						
SA3 Safety & security...						
SA4 Vibrant communities...						
SA5 Culture, leisure...						
SA6 Local needs met locally...						
SA7 Education & training...						
SA8 natural environment...						
SA9 minimal pollution levels...						
SA10 Transport network...						
SA11 Greenhouse gas emissions...						
SA12 energy & natural resources..						
SA13 Historic environment...						
SA14 Quality built environment...						
SA15 Employment opportunities...						
SA16 Business success...						
Summary Appraisal						
It has not been possible to provide discreet options for this particular topic. Many measures to reduce travel within the District will be dependent on the outcome of a number of studies and plans, particularly the North Yorkshire Local Transport Plan (itself subject to SEA/SA) and the Harrogate and Knaresborough Integrated Transport Strategy. When more information from these studies is available and decisions are made on settlement growth additional Appraisal work will be required to help to develop a preferred approach.						

SA Objective	Issue T2: In making decisions on where new development should be located, how can travel be reduced and good accessibility to services and jobs provided for all?					
	No detailed options have been provided to enable an assessment to be made (See Summary appraisal below)					
	Perfor- mance	Commentary	Perfor- mance	Commentary	Perfor- mance	Commentary
SA1 Quality Housing...						
SA2 Good Health...						
SA3 Safety & security...						
SA4 Vibrant communities...						
SA5 Culture, leisure...						
SA6 Local needs met locally...						
SA7 Education & training...						
SA8 natural environment...						
SA9 minimal pollution levels...						
SA10 Transport network...						
SA11 Greenhouse gas emissions...						
SA12 energy & natural resources..						
SA13 Historic environment...						
SA14 Quality built environment...						
SA15 Employment opportunities...						
SA16 Business success...						
Summary Appraisal						
The Issues and Options report sets out a number of potential indicators for assessing accessibility of future housing sites to a range of services. It is likely that a number of indicators will be needed to assess accessibility. In respect of accessibility and employment land the report notes that there is still further work required in respect of travel to work journey times. When this further work is completed additional Appraisal work will be required to help to develop a preferred approach.						

ENVIRONMENT

SA Objective	Issue ENV1: Is a strategic approach needed to climate change and sustainable resource management in the District? – Climate Change							
	Need or demand (Is it necessary) Reduce energy requirements in domestic dwellings Reduce the need to travel		Mode or process (How should it be done) Encourage and promote energy efficiency measures within household design, construction and use Locate development near to services and jobs and encourage multi functional trips Encourage walking and cycling, support public transport		Location (Where should it go) Locate new development to provide good access to public transport and cycle networks Locate services and community facilities together to enable people to carry out a number of activities in one trip		Timing & detailed implementation Ensure new developments adopt low energy design principles eg compact design, dwelling orientation Use sustainable building technologies during construction and seek to minimise waste generation Require travel plans as part of new developments	
	Perfor- mance	Commentary	Perfor- mance	Commentary	Perfor- mance	Commentary	Perfor- mance	Commentary
SA1 Quality Housing...	+	This approach should result in dwellings which have improved energy efficiency.	+	This option would increase the amount of energy efficient dwellings	x		+	This option would increase the amount of energy efficient dwellings
SA2 Good Health...	x		+	Encouraging more people to cycle and walk will improve health	+	Provision of cycle networks and provision of better facilities for pedestrians may encourage people to take more exercise which will have beneficial impacts on health.	x	
SA3 Safety & security...	x		x		x		x	
SA4 Vibrant communities...	x		+	Locating development near to service and jobs increases accessibility and may help to reduce social isolation	+	Locating development with good access to public transport and reducing trip numbers could help to reduce social isolation by improving accessibility	x	
SA5 Culture, leisure...	x		x		x		x	
SA6 Local needs met locally...	+	There is the potential to help to meet local needs locally as by implication reducing the need to travel requires that services and facilities are available locally.	+	Locating development near to local services and jobs would help to meet local needs	x		x	
SA7 Education & training...	x		x		x		x	
SA8 natural environment...	x		x		x		x	

SA Objective	Issue ENV1: Is a strategic approach needed to climate change and sustainable resource management in the District? – Climate Change							
	Need or demand (Is it necessary) Reduce energy requirements in domestic dwellings Reduce the need to travel		Mode or process (How should it be done) Encourage and promote energy efficiency measures within household design, construction and use Locate development near to services and jobs and encourage multi functional trips Encourage walking and cycling, support public transport		Location (Where should it go) Locate new development to provide good access to public transport and cycle networks Locate services and community facilities together to enable people to carry out a number of activities in one trip		Timing & detailed implementation Ensure new developments adopt low energy design principles eg compact design, dwelling orientation Use sustainable building technologies during construction and seek to minimise waste generation Require travel plans as part of new developments	
	Performance	Commentary	Performance	Commentary	Performance	Commentary	Performance	Commentary
SA9 minimal pollution levels...	+	Reducing the need to travel will contribute to improvements to air quality	+	Encouraging multifunctional trips will reduce the need to travel and contribute to improvements to air quality	+	Encouraging multifunctional trips will reduce the need to travel and contribute to improvements to air quality	+	Minimising waste generation is one way of reducing pollution
SA10 Transport network...	+	Reducing the need to travel will help to ease congestion and thereby reduce the environmental impacts of traffic	+	Encouraging and supporting modes of transport other than the car will create a more integrated transport system	+	This approach would encourage services to be accessed by means other than a car and reduce trip numbers by allowing for linked trips.	+	Requiring a travel plan gives an opportunity influence modes of transport and to encourage more green transport options.
SA11 Greenhouse gas emissions...	+	Reducing the need to travel and increasing energy efficiency will help to reduce greenhouse gas emissions	+	Reducing the need to travel and increasing energy efficiency will help to reduce greenhouse gas emissions	+	Providing alternatives to car travel and providing for linked trips will have a positive effect on greenhouse gas emissions	+	
SA12 energy& natural resources..	+	This will reduce energy requirements and increase energy efficiency. It will also contribute to reducing the demand for non renewable resources.	+	This will reduce energy requirements and increase energy efficiency. It will also contribute to reducing the demand for non renewable resources.	+	This will reduce energy requirements and increase energy efficiency. It will also contribute to reducing the demand for non renewable resources.	+	Using recycled material as part of sustainable building practices reduces the need to use non renewable resources. This option provides an opportunity to increase efficiency in water and energy use
SA13 Historic environment...	?	There are certain measures which, whilst reducing energy consumption, could have an adverse impact upon the character or appearance of historic buildings	?	There are certain measures which, whilst reducing energy consumption, could have an adverse impact upon the character or appearance of historic buildings	x		?	There are certain measures which, whilst reducing energy consumption, could have an adverse impact upon the character or appearance of historic buildings

Issue ENV1: Is a strategic approach needed to climate change and sustainable resource management in the District? – Climate Change								
SA Objective	Need or demand (Is it necessary) Reduce energy requirements in domestic dwellings Reduce the need to travel		Mode or process (How should it be done) Encourage and promote energy efficiency measures within household design, construction and use Locate development near to services and jobs and encourage multi functional trips Encourage walking and cycling, support public transport		Location (Where should it go) Locate new development to provide good access to public transport and cycle networks Locate services and community facilities together to enable people to carry out a number of activities in one trip		Timing & detailed implementation Ensure new developments adopt low energy design principles eg compact design, dwelling orientation Use sustainable building technologies during construction and seek to minimise waste generation Require travel plans as part of new developments	
	Perfor- mance	Commentary	Perfor- mance	Commentary	Perfor- mance	Commentary	Perfor- mance	Commentary
SA14 Quality built environment...	+	This would help to increase resource efficiency of buildings and minimise travel	+	This would reduce the need to travel by encouraging linked trips through efficient land use patterns	+	This will provide for communities with accessible services and provide for these services to be accessible by modes other than the car	x	
SA15 Employment opportunities...	x		x		x		x	
SA16 Business success...	x		x		x		x	
Summary Appraisal								
The options presented here represent a number of measures that can contribute to a reduction in greenhouse gas emissions. It is based on a hierarchy of options which looks at exploring other ways of doing things that produces the quality of life desired but in a more sustainable way.								

SA Objective	Issue ENV1: Is a strategic approach needed to climate change and sustainable resource management in the District? – Renewable Energy					
	Option ENV1b: Indicate broad areas where renewable energy development would be acceptable		Option ENV1c: Develop detailed criteria based assessment policy for renewable energy proposals (status Quo)		Option ENV1d: Require a % of energy to be used in major new residential / commercial / industrial development to come from on site renewable energy	
	Perfor- mance	Commentary	Perfor- mance	Commentary	Perfor- mance	Commentary
SA1 Quality Housing...	x		x		x	
SA2 Good Health...	+	Potential to offer health benefits by supporting renewable energy which will help to reduce green house gas emissions	+	Limited potential to offer some health benefits by supporting renewable energy which will help to reduce green house gas emissions	+	Offers more potential to provide some health benefits by requiring renewal energy to be used in new development which will help to reduce green house gas emissions
SA3 Safety & security...	x		x		x	
SA4 Vibrant communities...	x		x		x	
SA5 Culture, leisure...	x		x		x	
SA6 Local needs met locally...	x		x		x	
SA7 Education & training...	x		x		x	
SA8 natural environment...	-	The implication of this option is that it would relate to relatively large schemes which have the potential to have a negative effect on the natural environment and biodiversity	-	There is the potential for renewable energy schemes to have a negative impact on the natural environment and on biodiversity		
SA9 minimal pollution levels...	?	Potential for noise related pollution and impacts on air quality from biomass plants	?	Potential for noise related pollution and impacts on air quality from biomass plants	-	Potential for noise related pollution and impacts on air quality from biomass plants
SA10 Transport network...	x		x		x	
SA11 Greenhouse gas emissions...	+	Development of renewable schemes would contribute to reduced greenhouse emissions	+	Development of renewable schemes would contribute to reduced greenhouse emissions but it is unlikely that this type of approach would deliver significant impact	+	Requirement for a % of energy in development schemes would have a positive impact on reducing greenhouse gas emissions. The extent of the impact would depend on the threshold for determining what constituted major development
SA12 energy & natural resources..	+	It will contribute to reducing the use of non renewable energy resources.	+	It will contribute to reducing the use of non renewable energy resources. There is also the potential to locate renewable energy schemes on previously developed land	+	It will contribute to reducing the use of non renewable energy resources but see comments above regarding definition of major development
SA13 Historic environment...	-	There is the potential for renewable energy schemes to have a negative impact on the historic environment	-	There is the potential for renewable energy schemes to have a negative impact on the historic environment	-	There is the potential for renewable energy schemes to have a negative impact on the historic environment
SA14 Quality built environment...	-	There is the potential for renewable energy schemes to have a negative impact on the quality of the built environment	-	There is the potential for renewable energy schemes to have a negative impact on the quality of the built environment	-	There is the potential for renewable energy schemes to have a negative impact on the quality of the built environment

SA Objective	Issue ENV1: Is a strategic approach needed to climate change and sustainable resource management in the District? – Renewable Energy					
	Option ENV1b: Indicate broad areas where renewable energy development would be acceptable		Option ENV1c: Develop detailed criteria based assessment policy for renewable energy proposals (status Quo)		Option ENV1d: Require a % of energy to be used in major new residential / commercial / industrial development to come from on site renewable energy	
	Perfor mance	Commentary	Perfor mance	Commentary	Perfor mance	Commentary
SA15 Employment opportunities...	+	Offers the potential to provide employment opportunities	+	Offers the potential to provide employment opportunities	+	Offers the potential to provide employment opportunities
SA16 Business success...	x		x		x	
Summary Appraisal						
All of the options proposed will contribute to the provision of renewable energy. Likely impacts will vary depending on the type and scale of renewable energy scheme. Option ENV1d is probably the most positive in nature by requiring a proportion of energy requirements to come from renewable energy. This may be the most appropriate way forward if the RSS sets a target for local authorities. Option ENV1c is a more reactive approach, by setting out criteria that renewable energy proposals would have to satisfy. Option ENV1b provides guidance for both developers and the wider community by indicating those areas where renewable energy development would be acceptable in principle						

SA Objective	What should be the strategic approach to climate change and sustainable resource management – Flooding and Flood Risk					
	No options have been proposed for this issue (See summary appraisal)					
	Perfor- mance	Commentary	Perfor- mance	Commentary	Perfor- mance	Commentary
SA1 Quality Housing...						
SA2 Good Health...						
SA3 Safety & security...						
SA4 Vibrant communities...						
SA5 Culture, leisure...						
SA6 Local needs met locally...						
SA7 Education & training...						
SA8 natural environment...						
SA9 minimal pollution levels...						
SA10 Transport network...						
SA11 Greenhouse gas emissions...						
SA12 energy& natural resources..						
SA13 Historic environment...						
SA14 Quality built environment...						
SA15 Employment opportunities...						
SA16 Business success...						
Summary Appraisal						
The Borough Council are undertaking a Strategic Flood Risk Assessment which will assist the Council in making informed decisions on allocating sites for development using the sequential test in PPG 25. Until this work has been completed it is not possible to provide detailed options as these will be very much be guided by the outcome of this technical work. If it is considered appropriate to have a strategic steer from the Core Strategy then further appraisal work may be required. In addition it may be appropriate to give consideration as to what impact climate change will have on future flooding and how planning can respond to this.						

SA Objective	Issue ENV2 : What should be the strategic approach to the Countryside and Green Belt of the District?- Development in the Countryside (Outside of the Green Belt)					
	Option ENV2a: Strict control over all forms of development unless related to farming and forestry.		Option ENV2b: Strict control over development generally, but a positive approach to meeting local need for homes, jobs and community facilities.		Option ENV2c: Same as option ENV2b, but also a positive approach to sustainable development for tourism, energy and innovative rural enterprises.	
	Performance	Commentary	Performance	Commentary	Performance	Commentary
SA1 Quality Housing...	+	Although this approach is restrictive it does allow for development related to agriculture & forestry and would therefore allow for housing development where such a need was identified within this context	+	Again, although restrictive in approach it does allow for development for local needs housing and is likely to provide more affordable housing units than option ENV2a	+	Again, although restrictive in approach it does allow for the development for local needs housing and is likely to provide more affordable units than option ENV2a
SA2 Good Health...	-	This would not facilitate health related services and would therefore reduce access for those in outlying rural areas	+	This provides for the potential to develop health related community facilities. This would increase access to health services	+	This provides for the potential to develop health related community facilities. This would increase access to health services
SA3 Safety & security...	x		x		x	
SA4 Vibrant communities...	?	This option would provide for limited development which may not be sufficient to reduce social isolation	+	This approach will increase community facilities. Meeting local needs for homes will contribute to creating mixed, well balanced communities.	+	This approach will increase community facilities. Meeting local needs for homes will contribute to creating mixed, well balanced communities.
SA5 Culture, leisure...	+	Would protect countryside cultural heritage and retain access to open countryside	+	Potential to provide increased leisure/recreational facilities for local communities.	+	This option may encourage more people to visit the countryside for leisure and recreational reasons by encouraging more tourism facilities
SA6 Local needs met locally...	?	With the limited amount of development that would be provided for under this option it is uncertain as to whether this would be sufficient to meet local needs.	+	The focus of this approach is to meet local needs of those who live in the countryside.	+	Again this approach looks to meet local needs for housing and services, in addition it may support extra employment opportunities through tourism and rural enterprise.
SA7 Education & training...	x		x		x	
SA8 natural environment...	+	Restricting countryside development will serve to protect countryside character and protect species and their habitats	-	With this approach there is more potential for impact on countryside character and species and their habitats	-	Increasing tourist numbers and certain types of renewable energy developments will have an impact on landscape character
SA9 minimal pollution levels...	?	It is uncertain what impact this option would have as there is potential for all development to have a negative impact on surface& groundwater quality, development on greenfield land resulting in loss of soils to development. However by adopting a restrictive approach then the impact is lessened	?	It is uncertain what impact this option would have but there is potential for development to have a negative impact on surface& groundwater quality, development on greenfield land resulting in loss of soils to development	?	It is uncertain what impact this option would have but there is potential for development to have a negative impact on surface& groundwater quality, air quality through increased car usage, development on greenfield land resulting in loss of soils to development

SA Objective	Issue ENV2 : What should be the strategic approach to the Countryside and Green Belt of the District?- Development in the Countryside (Outside of the Green Belt)					
	Option ENV2a: Strict control over all forms of development unless related to farming and forestry.		Option ENV2b: Strict control over development generally, but a positive approach to meeting local need for homes, jobs and community facilities.		Option ENV2c: Same as option ENV2b, but also a positive approach to sustainable development for tourism, energy and innovative rural enterprises.	
	Perfor- mance	Commentary	Perfor- mance	Commentary	Perfor- mance	Commentary
SA10 Transport network...	-	Restricting development in this way means that existing communities are likely to continue to need to travel by car to access services	+	This option provides the potential to reduce number/length of car journeys by meeting local needs for jobs and community facilities	?	This option provides the potential to reduce number/length of car journeys by meeting local needs for jobs and community facilities however tourism facilities may increase visitor numbers by car
SA11 Greenhouse gas emissions...	-	Restricting development in this way means that existing communities are likely to continue to need to travel by car to access jobs and services, therefore contributing to greenhouse gas emissions	?	New development will increase greenhouse gas emissions due to increased energy demands but in this option there is the potential to reduce car journeys by providing local services	?	New development will increase greenhouse gas emissions due to increased energy demands however this may be offset by development of renewable energy projects. Similarly there is the potential to reduce car journeys by providing local services, however tourism facilities may increase visitor numbers by car
SA12 energy& natural resources..	+	Restricting the amount of new development will limit the increased use of primary resources and limit the increased demand for energy.	-	New development will increase the use of primary resources and will also increase the demand for energy and generate more household waste.	-	New development will increase the use of primary resources and will also increase the demand for energy and generate more household waste.
SA13 Historic environment...	?	The District has many areas of historical and archaeological value on which new development could have an impact	?	The District has many areas of historical and archaeological value on which new development could have an impact	?	The District has many areas of historical and archaeological value on which new development could have an impact
SA14 Quality built environment...	-?		?	This option is likely to have an impact on the character of rural areas and to require the development of greenfield sites although it may provide for greater access to essential services	?	This option is likely to have an impact on the character of rural areas and to require the development of greenfield sites but it may provide for greater access to essential services
SA15 Employment opportunities...	-	This restrictive approach may prevent farm/rural diversification schemes and therefore not improve diversity of employment	+	Would provide for employment opportunities for local people	+	Would provide for employment opportunities for local people and provide diversity of employment opportunity
SA16 Business success...	-	This approach may stifle rural diversification	+	This option allows for rural diversification	+	This approach actively seeks to encourage rural diversification
Summary Appraisal						
By taking a 'positive approach' to development in the countryside there is a risk that built form in rural landscapes could have a detrimental impact on the character of these areas. Meeting local need for homes will allow people to remain within their existing communities, there will also be a need to ensure that employment is also available otherwise commuting for work will continue/increase. Providing more service and community facilities provides the opportunity to reduce the need to travel although the extent to which this will happen is dependent on peoples lifestyle choices.						

SA Objective	Issue ENV2 : What should be the strategic approach to the Countryside and Green Belt of the District? - Green Belt					
	Option ENV2d: Retain the Green Belt as adopted without change.		Option ENV2e: Make amendments to the Green Belt boundary where necessary to allow for the long-term growth of the town of Harrogate		Option ENV2f: Expand the extent of the Green Belt	
	Perfor- mance	Commentary	Perfor- mance	Commentary	Perfor- mance	Commentary
SA1 Quality Housing...	+	This approach does allow some development where quality housing could be provided	+	This approach would increase the supply of potential housing land locally	-	This approach would be more restrictive and would reduce the opportunities for developing new housing locally
SA2 Good Health...	x		x		x	
SA3 Safety & security...	x		x		x	
SA4 Vibrant communities...	+	This approach does allow some development allowing some development close to existing communities.	+	Allowing development close to existing communities would provide the opportunity to improve facilities close to existing homes, and provide employment locally.	-	Restricting development close to existing communities reduces the opportunities to improve facilities close to existing homes, and provide employment locally.
SA5 Culture, leisure...	+	This option allows some development providing an opportunity to develop new cultural and leisure facilities.	+	Allowing development close to existing communities increases the opportunities to provide new culture and leisure facilities	-	Restricting development close to existing communities reduces the opportunities to provide new culture and leisure facilities
SA6 Local needs met locally...	-	This approach does allow some development providing an opportunity for new development close to existing communities.	+	Would increase the opportunities for development close to the urban centre of Harrogate.	-	Would further limit the opportunities for development close to the urban centres of Harrogate and Knaresborough, and therefore limits the amount and location of new housing and facilities that can be provided close to existing communities
SA7 Education & training...	x		x		x	
SA8 natural environment...	+	Protects natural environments close to Harrogate and Knaresborough from development and prevents urban sprawl	-	Would decrease the amount of protected open land close to Harrogate and Knaresborough	+	Would increase the protection of natural environments close to Harrogate and Knaresborough from development and prevent urban sprawl more than other options
SA9 minimal pollution levels...	x		x		x	
SA10 Transport network...	+	This option allows some development close to the urban centre of Harrogate, reducing journeys to work, shop and other urban functions.	+	Allowing more development close to the existing urban communities in the south of the district, is likely to reduce journeys to work, shop and other facilities	-	Restricting development in this way means that development will have to locate further from existing urban communities in the south of the district, increasing journeys to work, shop and other facilities.

SA Objective	Issue ENV2 : What should be the strategic approach to the Countryside and Green Belt of the District?- Green Belt					
	Option ENV2d: Retain the Green Belt as adopted without change.		Option ENV2e: Make amendments to the Green Belt boundary where necessary to allow for the long-term growth of the town of Harrogate.		Option ENV2f: Expand the extent of the Green Belt	
	Perfor- mance	Commentary	Perfor- mance	Commentary	Perfor- mance	Commentary
SA11 Greenhouse gas emissions...	+	As the existing green belt would allow some urban extension this would reduce the need to travel long distances, reducing greenhouse gas emissions	+	Reducing the need to travel will reduce greenhouse gas emissions	-	Restricting development in this way means that development will have to locate further from existing urban communities increasing journeys to work, shop and other urban functions, contributing to greenhouse gas emissions
SA12 energy& natural resources..	?	Restricting the amount of new development will limit the increased use of primary resources and limit the increased demand for energy in the locality protected by the green belt, but restrictions will displace development to other localities in the district	-	Increasing the amount of developable land close to Harrogate and/or Knaresborough will increase the use of primary resources in these locations. This option will reduce the need to travel reducing the demand for non-renewable resources.	?	Restricting the amount of new development will limit the increased use of primary resources and limit the increased demand for energy in the locality protected by the green belt, but restrictions will displace development to other localities in the district
SA13 Historic environment...	+	Preserves the character of Harrogate and Knaresborough	?	It is uncertain what impact would be on the historic environment	+	Preserves the character of Harrogate and Knaresborough
SA14 Quality built environment...	+	Preserves the character of Harrogate and Knaresborough	?	Could erode the character of Harrogate and Knaresborough in the localities where the green belt is amended and new development is allowed. Will depend on the quality of new development	+	Preserves the character of Harrogate and Knaresborough
SA15 Employment opportunities...	-	Restricting the amount of development land close to the urban areas could reduce the options for developing employment sites accessible to existing communities.	+	Increasing the amount of development land close to the urban areas will increase the options for developing employment sites accessible to existing communities	-	Restricting the amount of development land close to the urban areas could reduce the options for developing employment sites accessible to existing communities
SA16 Business success...	?	Restricting the amount of development land close to the urban areas will reduce the options for expanding locally or providing sites for new businesses, but protecting the existing character of Harrogate will support its existing business environment.	+	Increasing the amount of development land close to the urban areas will increase the options for expanding locally or providing sites for new businesses, but may effect the existing character of Harrogate which supports its existing business environment	?	Further restricting the amount of development land close to the urban areas could reduce the options for expanding locally or providing sites for new businesses, but protecting the existing character of Harrogate will support its existing business environment.
Summary Appraisal						
Extending the Green Belt offers more protection for the natural environment and existing character of the towns of Harrogate and Knaresborough. Amending the Green Belt to allow for the long-term growth of the town of Harrogate could affect the setting of the town and reduce the separation of Harrogate and Knaresborough. Balanced against this potential effect is the development of more homes jobs and facilities close to existing urban areas, and the possibility of maximising the reduction in travel and greenhouse gas emissions. Retaining the Green Belt as it is would still allow limited extension of the urban area.						

SA Objective	Issue ENV3 : Are local landscape designations necessary to be promoted in the Core Strategy?			
	Option ENV3k: Provide long term protection for areas of special landscape		Option ENV3l: Do not provide protection for areas of special landscape	
	Performance	Commentary	Performance	Commentary
SA1 Quality Housing...	-	This approach would create constraints on developing sites for housing	+	Provides more flexibility in terms of finding sites for housing.
SA2 Good Health...	+	Retaining areas of special landscape can have a positive impact on health by maintaining access to open countryside which may encourage walking and cycling	-	Potential for a negative effect on health as this approach may see the loss of countryside to development
SA3 Safety & security...	x		x	
SA4 Vibrant communities...	x		x	
SA5 Culture, leisure...	+	Maintains access to open countryside	-	Allows for the potential to develop on countryside thereby reducing recreation opportunities
SA6 Local needs met locally...	x		+	Provides opportunities to provide housing for local needs and other essential services.
SA7 Education & training...	x		x	
SA8 natural environment...	+	Retaining areas of special landscape will contribute to local distinctiveness and countryside character. It will also protect areas important for the protection and enhancement of biodiversity	?	The impact is uncertain and will depend on the nature of any proposed development
SA9 minimal pollution levels...	x		-	Potential for development on Greenfield land resulting in a loss of soils to development. May also result in increased levels of noise and light pollution through further development
SA10 Transport network...	+	Looks to focus development within the urban area which will provide for more accessibility by modes other than the car.	?	This approach would allow development adjacent to urban areas, however the extent to which transport infrastructure is in place to support travel by modes other than the car is uncertain
SA11 Greenhouse gas emissions...	x		x	
SA12 energy& natural resources..	x		-	This would allow for development on Greenfield land which does not represent an efficient use of land
SA13 Historic environment...	+	Preserves the character of the main urban areas of Harrogate, Knaresborough and Ripon	?	The impact is uncertain and will depend on the nature of any proposed development
SA14 Quality built environment...	+	Preserves the character of the main urban areas of Harrogate, Knaresborough and Ripon	-	Could erode the character of Harrogate, Knaresborough and Ripon if sites are lost to development
SA15 Employment opportunities...	-	Restricts the potential for developing employment sites adjacent to urban areas	+	Provides more flexibility for securing sites for employment development
SA16 Business success...	-	Reduces the potential to provide a range of premises and land to meet the needs of business	+	Provides more flexibility for securing sites for employment development

SA Objective	Issue ENV4 : Is a strategic approach needed on the design of new development in the District?					
	No specific options have been developed for this issue (See summary appraisal below)					
	Performance	Commentary	Performance	Commentary	Performance	Commentary
SA1 Quality Housing...						
SA2 Good Health...						
SA3 Safety & security...						
SA4 Vibrant communities...						
SA5 Culture, leisure...						
SA6 Local needs met locally...						
SA7 Education & training...						
SA8 natural environment...						
SA9 minimal pollution levels...						
SA10 Transport network...						
SA11 Greenhouse gas emissions...						
SA12 energy & natural resources..						
SA13 Historic environment...						
SA14 Quality built environment...						
SA15 Employment opportunities...						
SA16 Business success...						
Summary Appraisal						
The Issues and Options Report considers that there is not a clear option/s for this issue. There is already detailed guidance available at the local level and further consideration will need to be given to what strategic approach should be set out in the Core Strategy that would develop this further. There may be merit in considering to what extent a strategic policy on design could do to encourage the use of sustainable building practices, to be supported by SPD. Additional appraisal work will be required to support a preferred approach.						

RESIDENTS & COMMUNITIES

SA Objective	How can we contribute towards a better quality of life for the younger generation of the District?							
	Option RC1a : Should the principle of a major combined outdoor sports facility be established ?		Option RC1b : Provision of more dwellings of the right type at the right price in the right location		Option RC1c: Provision of more cultural, leisure and entertainment facilities		Option RC1d: Provision of more higher education/Training facilities	
	Perfor- mance	Commentary	Perfor- mance	Commentary	Perfor- mance	Commentary	Perfor- mance	Commentary
SA1 Quality Housing...	x		This issue is covered in detail under Homes for Local People above		x		x	
SA2 Good Health...	+	Provision of sports facilities may encourage more people to take part in sport and thereby improve health			x		x	
SA3 Safety & security...	x				+	Increasing the provision of cultural facilities is viewed by many as a positive way of tackling community safety	x	
SA4 Vibrant communities...	x				+	It will improve the provision of community facilities and may encourage more people to participate in cultural activities	x	
SA5 Culture, leisure...	+	Would add to the existing structure of sporting/leisure facilities			+	This would increase the provision of cultural facilities which could improve accessibility	x	
SA6 Local needs met locally...	x				+	This option may result in more local facilities to help support the vibrancy of an area.	x	
SA7 Education & training...	x				x		+	Will help to improve basic skills and may widen participation in education
SA8 natural environment...	?	Impact will depend on the scale and location of development.			?	Impact will depend on the scale and location of development.	?	Impact will depend on the scale and location of development.
SA9 minimal pollution levels...	?	Impact will depend on the scale and location of development.			?	It is uncertain what the impact of this option would be at this stage (see text below)	?	It is uncertain what the impact of this option would be at this stage. (see text below)

SA Objective	How can we contribute towards a better quality of life for the younger generation of the District?										
	Option RC1a : Should the principle of a major combined outdoor sports facility be established ?		Option RC1b : Provision of more dwellings of the right type at the right price in the right location		Option RC1c: Provision of more cultural, leisure and entertainment facilities		Option RC1d: Provision of more higher education/Training facilities				
	Perfor- mance	Commentary	Perfor- mance	Commentary	Perfor- mance	Commentary	Perfor- mance	Commentary			
SA10 Transport network...	?	A major sports facility within Harrogate will attract a large number of users, many of whom may choose to travel by car. A location should be identified to allow people to reach the venue by alternative means.	This issue is covered in detail under Homes for Local People above			It is uncertain what the impact of this option would be at this stage. This will depend on the number of facilities proposed, location, land take, relationship to transport network	?	It is uncertain what the impact of this option would be at this stage. This will depend on the number of facilities proposed, location, land take, relationship to transport network. The location/need for schools is related to housing provision and the impact will be related to this.			
SA11 Greenhouse gas emissions...	-	Development will increase greenhouse gas emissions due to increased energy demands and depending on location increased car travel									
SA12 energy& natural resources..	-	Development will increase the use of primary resources and will also increase the demand for energy									
SA13 Historic environment...	?	The impact will depend on where the facility is located									
SA14 Quality built environment...	?	The impact will depend on where the facility is located									
SA15 Employment opportunities...	+	Creation of a major new facility is likely to result in increased employment opportunities							+	Provision of more cultural, leisure and entertainment facilities will provide more employment opportunities although these often tend to be low paid	x
SA16 Business success...	x								x		+
Summary Appraisal											
All of these options would help to improve the quality of life for residents of the District (not just the young). It is likely that a package of measures would be most effective rather than pursuing only one of these options. Consideration should be given to consultation with the target group to ensure the measures reflect the needs of the target group. Option RC1b does not provide sufficient detail to undertake an assessment but the issue of Homes for Local People is considered in detail above. It was also difficult to assess the impacts of options RC1c and RC1d against some of the criteria. More information is required on issues such as location, number and range of facilities to allow for a more meaningful assessment											

SA Objective	Issue RC2 : How can we contribute towards the needs of the elderly population in the District?							
	Option RC2a : Ensure that large housing schemes include provision of accommodation for the elderly		Option RC2b : Give priority to the extension and enhancement of existing accommodation over Green Belt and countryside policies		Option RC2c : Ensure appropriate services and facilities are provided for the elderly		Option RC2d : Ensure a good distribution of health facilities	
	Performance	Commentary	Performance	Commentary	Performance	Commentary	Performance	Commentary
SA1 Quality Housing...	+	This would ensure that housing is available for a wide section of people	?	It is unclear to what extent this approach would provide further accommodation for the elderly	x		x	
SA2 Good Health...	x		x		+	This could lead to the provision of more health services which would also benefit the wider community	+	This would help to improve access to health services to the benefit of the whole population.
SA3 Safety & security...	x		x		x		x	
SA4 Vibrant communities...	+	By providing a good mix of housing types it can help to reduce social isolation			+	This could improve community facilities and may encourage more community participation in activities	x	
SA5 Culture, leisure...	x		x		+	This could result in more cultural facilities	x	
SA6 Local needs met locally...	?	As this only relates to large housing schemes it will possibly not deliver housing to meet local needs (eg in small village schemes)	?	It is unclear to what extent this approach would provide further accommodation for the elderly and thereby meet local needs	+	Depending on the geographical spread of facilities this has the potential to help meet local needs for services.	+	Ensuring a good distribution of health facilities could help to meet local needs for health care.
SA7 Education & training...	x		x		x		x	
SA8 natural environment...	?	The effect will depend on housing numbers and location. However, development of any scale and in any location could have a negative impact.	-	This approach would have a negative effect on both greenbelt designations and the character of the countryside	x		x	
SA9 minimal pollution levels...	?	There is potential for development to have a negative impact on surface & groundwater quality and development on greenfield land	?	There is potential for development to have a negative impact on surface & groundwater quality and development on greenfield land	?	It is uncertain what the impact of this option would be at this stage (see text below)	x	

SA Objective	Issue RC2 : How can we contribute to towards the needs of the elderly population in the District?							
	Option RC2a : Ensure that large housing schemes include provision of accommodation for the elderly		Option RC2b : Give priority to the extension and enhancement of existing accommodation over Green Belt and countryside policies		Option RC2c : Ensure appropriate services and facilities are provided for the elderly		Option RC2d : Ensure a good distribution of health facilities	
	Perfor- mance	Commentary	Perfor- mance	Commentary	Perfor- mance	Commentary	Perfor- mance	Commentary
SA10 Transport network...	?	The impact will depend on where the housing is developed	-	Locating additional development within the countryside could result in more people relying on car travel	?	It is uncertain what the impact of this option would be as it will depend on the nature and range of facilities to be provided, location, relationship to existing communities and transport network.	?	It is uncertain what the impact of this option would be as it will depend on the nature and range of facilities to be provided, location, relationship to existing communities and transport network.
SA11 Greenhouse gas emissions...	-	New development will increase greenhouse gas emissions due to increased energy demands	-	New development will increase greenhouse gas emissions due to increased energy demands				
SA12 energy& natural resources..	-	Development will increase the use of primary resources and will also increase the demand for energy	-	Development will increase the use of primary resources and will also increase the demand for energy				
SA13 Historic environment...	?	The District has many areas of historic value on which increased development could have an impact	?	The District has many areas of historic value on which increased development could have an impact				
SA14 Quality built environment...	?	It is difficult to assess at this stage as it will depend on the scale and location of development	-	Intensification of development will have a harmful effect on the essential openness of the greenbelt. It could also have an effect on rural character of the countryside.				
SA15 Employment opportunities...	x		x		x		x	
SA16 Business success...	x		x		x		x	
Summary Appraisal								
These options cover 2 areas – the provision of accommodation and the provision of services and facilities (generally) and then specifically health facilities. Generally the increased provision of services and facilities (Option RC2c) should be of benefit to the elderly population but also to the wider population depending on what the proposals are implemented. Option RC2c was difficult to appraise because it was unclear what 'appropriate services and facilities' meant in terms of types of facilities, location and quantity. Similarly option RC2d was also difficult to appraise because of the general nature of the option put forward. A combination of measures is likely to bring about most benefit in consultation with the target group.								

SA Objective	Issue RC3 : How can we contribute towards improved access to services, and in particular, the District's rural population and those with poor mobility?			
	Option RC3a : Concentrate growth and service provision close to good public transport routes		Option RC3b : Give protection to community facilities and services particularly in rural areas.	
	Perfor- mance	Commentary	Perfor- mance	Commentary
SA1 Quality Housing...	?	This would deliver affordable housing units in those settlement that had good access to public transport, it may not however facilitate the required number of units in those areas where public transport links are poor	x	
SA2 Good Health...	x		+	This would help to retain health services which would support equitable access to health services.
SA3 Safety & security...	x		x	
SA4 Vibrant communities...	x		+	Maintaining community facilities and services will help to support vibrant local communities and reduce social isolation
SA5 Culture, leisure...	+	This approach could increase the potential to access culture, leisure and recreational facilities by modes other than the car.	?	This will depend on the definition of community facilities that is considered important to retain. It could include those facilities for leisure and recreation.
SA6 Local needs met locally...	?	This will allow people to access essential services by modes other than the car in certain parts of the District where public transport routes are good. This may not be the case for those settlements outside of the public transport corridor.	+	Retention of community facilities would help to meet local needs and could help to support the vibrancy of town and village centres
SA7 Education & training...	x		x	
SA8 natural environment...	?	The impact would depend on which settlements growth was focussed. Some settlements well located to public transport also lie within designated areas and further development could have a negative impact on these areas.	x	
SA9 minimal pollution levels...	+	By affording people the opportunity to access services and facilities by means other than the car could help to maintain and improve air quality.	x	
SA10 Transport network...	+	Locating growth close to public transport routes would increase access to services and jobs by means other than the car. It should also improve access for all groups and particularly those who do not have a car. It therefore has the potential to reduce congestion on roads.	+?	Retention of community facilities could help to reduce the need to travel.
SA11 Greenhouse gas emissions...	?	New development will increase greenhouse gas emissions due to increased energy demands, however there is the potential to reduce emissions by more people accessing jobs and services by modes other than the car	x	
SA12 energy& natural resources..	x		x	

SA Objective	Issue RC3 : How can we contribute towards improved access to services, and in particular, the District's rural population and those with poor mobility?			
	Option RC3a : Concentrate growth and service provision close to good public transport routes		Option RC3b : Give protection to community facilities and services particularly in rural areas.	
	Perfor- mance	Commentary	Perfor- mance	Commentary
SA13 Historic environment...	?	The District has many areas of historic value on which increased development could have an impact	x	
SA14 Quality built environment...	?	It is difficult to assess at this stage as it will depend on the scale and location of development, however it does have the potential to ensure that essential services are accessible by public transport.	x	
SA15 Employment opportunities...	+	This approach will provide an opportunity for people to access employment by public transport	+	Retaining existing facilities will ensure employment opportunities are retained.
SA16 Business success...	x		+	This approach would help to support existing businesses and the voluntary sector
Summary Appraisal				
The focus of option RC3a is on the overall pattern of settlement growth and focussing this in those settlements along transport corridors. This has the potential to allow people to use public transport to access jobs and services which in turn brings environmental benefits from reduced congestion, improved air quality etc. However the extent to which this will happen in practice is down to people making lifestyle decisions and that the public transport provides a level of service provision that people consider acceptable, particularly when car ownership within the District is high. Option RC3b is more specific in its intent with the focus looking to protect existing facilities. There will be a need to identify those facilities and services which would require protection. Retention of facilities particularly in rural areas is important for the vibrancy of these areas.				

SA Objective	Issue RC4 : How can we contribute to the reduction in the fear of crime and the incidence of anti-social behaviour across the District?			
	No options have been developed for this issue (See summary appraisal below)			
	Perfor- mance	Commentary	Perfor- mance	Commentary
SA1 Quality Housing...				
SA2 Good Health...				
SA3 Safety & security...				
SA4 Vibrant communities...				
SA5 Culture, leisure...				
SA6 Local needs met locally...				
SA7 Education & training...				
SA8 natural environment...				
SA9 minimal pollution levels...				
SA10 Transport network...				
SA11 Greenhouse gas emissions...				
SA12 energy& natural resources..				
SA13 Historic environment...				
SA14 Quality built environment...				
SA15 Employment opportunities...				
SA16 Business success...				
Summary Appraisal				
The issues paper makes clear that the new LDF will continue to encourage development to be designed in ways which minimises opportunities for crime and creates a safe and secure environment. It is not yet clear whether there needs to be a more strategic approach taken to this issue and whether this would be able to add anything over and above what is already contained within other strategy documents. If it is decided that a strategic approach is required then further appraisal work may be required.				

SA Objective	Issue RC5 : How can we provide for the needs of gypsies and travellers and other minority groups?			
	No options have been developed for this issue (See summary appraisal below)			
	Perfor- mance	Commentary	Perfor- mance	Commentary
SA1 Quality Housing...				
SA2 Good Health...				
SA3 Safety & security...				
SA4 Vibrant communities...				
SA5 Culture, leisure...				
SA6 Local needs met locally...				
SA7 Education & training...				
SA8 natural environment...				
SA9 minimal pollution levels...				
SA10 Transport network...				
SA11 Greenhouse gas emissions...				
SA12 energy& natural resources..				
SA13 Historic environment...				
SA14 Quality built environment...				
SA15 Employment opportunities...				
SA16 Business success...				
Summary Appraisal				
No options have been developed for this issue, although the Issues paper considers it appropriate to cover this issue in the Core Strategy. It is proposed to carry out a regional assessment of need for these groups which could feed into the development of a strategic approach within the Core Strategy. As options emerge there may be a need to carry out more appraisal work to help define a preferred option.				

SA Objective	Issue RC6 : What approach should be taken regarding the future use of planning obligations for community and infrastructure provision?			
	No options have been developed for this issue (See summary appraisal below)			
	Perfor- mance	Commentary	Perfor- mance	Commentary
SA1 Quality Housing...				
SA2 Good Health...				
SA3 Safety & security...				
SA4 Vibrant communities...				
SA5 Culture, leisure...				
SA6 Local needs met locally...				
SA7 Education & training...				
SA8 natural environment...				
SA9 minimal pollution levels...				
SA10 Transport network...				
SA11 Greenhouse gas emissions...				
SA12 energy& natural resources..				
SA13 Historic environment...				
SA14 Quality built environment...				
SA15 Employment opportunities...				
SA16 Business success...				
Summary Appraisal				
No options have been developed for this issue. Further appraisal work may be required if it is considered appropriate to extend the requirement for planning obligations to cover other facilities and services.				

ASSESSMENT OF PREFERRED OPTIONS

SA Objective	Distribution of Growth : Preferred Option - Matching growth with housing need				
	<ul style="list-style-type: none"> About 70% of district housing requirement would be accommodated mostly on previously developed land within Harrogate, Knaresborough and Ripon. About 30% of the District's housing requirement would be accommodated in the rest of the District primarily within smaller market towns and villages. 				
	Nature of effect	Assessment of effect			Commentary (Likelihood/certainty of effect occurring; geographical scale of effect; temporary or permanent; Assumptions made; include recommendations for mitigation/improvement)
	Short Term	Med Term	Long Term		
Social objectives					
SA1 Quality Housing...	Positive - Delivery of affordable housing in settlements across the District proportionate to housing need	✓✓	✓✓	✓✓	<i>Likelihood/Certainty</i> Med-high <i>Scale</i> Across the District <i>Temp/Perm</i> Perm It has been assumed that in delivering the housing requirement for the District a proportion of the total housing requirement will be required to be affordable. The overall level of provision will be dependent on targets and thresholds set to secure the delivery of affordable housing.
SA2 Good Health...	Neutral effect	○	○	○	
SA3 Safety & security...	Neutral effect	○	○	○	
SA4 Vibrant communities...	Positive - Reducing social isolation by providing affordable housing relative to need to create mixed, well balanced communities	✓	✓	✓	<i>Likelihood/Certainty</i> Med-high <i>Scale</i> Across the District <i>Temp/Perm</i> Perm
SA5 Culture, leisure...	Neutral effect	○	○	○	
SA6 Local needs met locally...	Positive - Meet local needs by delivering housing according to need	✓	✓	✓	<i>Likelihood/Certainty</i> Med-high <i>Scale</i> Across the District <i>Temp/Perm</i> Perm
SA7 Education & training...	Neutral effect	○	○	○	
Environmental objectives					
SA8 natural environment...	Negative – Would require significant greenfield land outside of the built up areas of Harrogate and Knaresborough. Level of development in villages could have a negative impact on open countryside, green belt and AONB	(*)	(*)	(**)	<i>Likelihood/Certainty</i> Uncertain <i>Scale</i> Rural areas/open countryside <i>Temp/Perm</i> Perm There is the potential for additional development to have a negative impact on biodiversity and the natural environment. At the Core Strategy level without the locational details it is difficult to predict with any certainty. The exact nature of the impact will depend on numbers, location and remedial action. Over the longer term there will be a requirement for additional greenfield land on the edge of the built up area of Harrogate which could have a negative impact.

					<i>Recommendation for mitigation</i> These issues could be covered in a strategic policy for the protection and enhancement of the natural environment, to include a requirement for developments to maintain and where appropriate enhance the biodiversity of the District.
SA9 minimal pollution levels...	Negative – Potential for new development to have an impact on surface and groundwater quality, air quality through increased car usage. Development on greenfield land resulting in loss of soils to development	(*)	(*)	(**)	<i>Likelihood/Certainty</i> Uncertain <i>Scale</i> District wide <i>Temp/Perm</i> <i>Recommendation for mitigation</i> New development brings with it the potential to have a detrimental impact on the environment. It will be important to ensure that appropriate mitigation measures are in place., such as green travel plans, and ensuring that adequate drainage infrastructure is in place, including Sustainable Urban Drainage Systems
SA10 Transport network...	Negative – Increased car dependency with more travel to and within Harrogate and to and from Leeds	x	x	x	<i>Likelihood/Certainty</i> High <i>Scale</i> Harrogate Town and the rural areas <i>Temp/Perm</i> Perm <i>Recommendation for mitigation</i> Consideration should be given to ensuring that development in villages should be directed to those areas that are served by public transport.
SA11 Greenhouse gas emissions...	Negative - New development will increase greenhouse gas emissions due to increased energy demands and increased car travel. Parts of the District are affected by flooding and this may be a potential problem	x	x	**	<i>Likelihood/Certainty</i> High <i>Scale</i> District wide <i>Temp/Perm</i> It has been assumed that the impacts will increase in the longer term as more dwellings are constructed. <i>Recommendation for mitigation</i> Some of these impacts can be off set by requiring new developments to utilise energy efficient design, sustainably sourced building materials and recycled materials. Green travel plans should also be required for housing developments. Development should be directed away from Flood Risk areas informed by the SFRA and PPS25 Sequential/Exceptions Tests.
SA12 Energy& natural resources..	Negative – New development will increase the use of primary resources and will also increase the demand for energy and generate more waste	x	x	**	<i>Likelihood/Certainty</i> High <i>Scale</i> District wide <i>Temp/Perm</i> It has been assumed that the impacts will increase in the longer term as more dwellings are constructed. <i>Recommendation for mitigation</i> Some of these impacts can be off set by requiring new developments to utilise energy efficient design, sustainably sourced building materials and recycled materials. Consideration needs to be given to incorporating recycling and composting schemes into new developments to encourage recycling and re-use of household waste
SA13 Historic environment...	Negative effect – Focussing the majority of development in the main urban areas could have a negative effect on the setting of the historic environment	(*)	(*)	(*)	<i>Likelihood/Certainty</i> Uncertain <i>Scale</i> Main urban areas <i>Temp/Perm</i> The nature of the impact is uncertain and will depend on location and design. <i>Recommendation for mitigation</i>

SA14 Quality built environment...	Negative – This option could have an impact on the character of rural settlements. There will also be a requirement for significant greenfield land outside of the built up areas of Harrogate and Knaresborough.	(x)	(x)	(x)	<i>Likelihood/Certainty</i> Uncertain <i>Scale</i> District wide <i>Temp/Perm</i> <i>Recommendation for mitigation</i> Opportunities for development on brownfield land should be fully explored. Intensive development of greenfield land could substantially increase surface water run off, consideration should therefore be given to incorporating SuDS into developments. There are flood risk areas through out the District affecting various settlements and areas of countryside. Flood risk assessments should be carried out for proposed allocations.
Economic objective					
SA15 Employment opportunities...	Positive – This option would further support employment opportunities within Harrogate and potentially support additional employment within the Districts Market towns and villages commensurate with their role as service centres.	✓	✓	✓	<i>Likelihood/Certainty</i> Med/High <i>Scale</i> Harrogate/Market towns and villages <i>Temp/Perm</i> Perm
SA16 Business success...	Positive – This option will help to support the needs of business and may provide new employment opportunities within villages to support rural diversification	✓	✓	✓	<i>Likelihood/Certainty</i> Med <i>Scale</i> District wide <i>Temp/Perm</i> Perm Maximising affordable housing relative to housing need will help to support businesses by ensuring that there is housing available for employees. This has been identified as an issue by the business community

SA Objective	Village Growth : Preferred Option - Identification of sustainable villages				
	<ul style="list-style-type: none"> Together with the smaller market towns of Boroughbridge, Masham & Pateley Bridge the identified sustainable villages will accommodate about 30% of the Districts Housing requirement 				
	Nature of effect	Assessment of effect			Commentary (Likelihood/certainty of effect occurring; geographical scale of effect; temporary or permanent; Assumptions made; include recommendations for mitigation/improvement)
Short Term		Med Term	Long Term		
Social objectives					
SA1 Quality Housing...	Positive – This option would see new housing focussed in a larger number of the most sustainable villages	✓	✓	✓	<i>Likelihood/Certainty</i> Med-high <i>Scale</i> Larger number of sustainable villages <i>Temp/Perm</i>
SA2 Good Health...	Positive – Providing for additional population in a larger number of sustainable settlements that already have a range of services could help to sustain health services in these areas.	(✓)	(✓)	(✓)	<i>Likelihood/Certainty</i> Uncertain <i>Scale</i> Larger number of villages across the District <i>Temp/Perm</i> The extent of housing development to be provided for within these villages may not be sufficient to support the continued provision (or new provision) of health services. Economies of scale often require more centralised provision of services. In addition is may also not help to sustain services provided in other villages.
SA3 Safety & security...	Neutral effect	○	○	○	
SA4 Vibrant communities...	Positive – There is the potential for this option to improve and increase community facilities and to reduce social isolation by providing affordable housing	✓	✓	✓	<i>Likelihood/Certainty</i> Med <i>Scale</i> Larger number of sustainable villages <i>Temp/Perm</i>
SA5 Culture, Lieisure...	Positive – Providing for increased population in a larger number of sustainable villages could help to sustain culture, leisure and recreational facilities within these villages	(✓)	(✓)	(✓)	<i>Likelihood/Certainty</i> Uncertain <i>Scale</i> Larger number of villages across the District <i>Temp/Perm</i> The extent of housing development to be provided for within these villages of the District may not be sufficient to support the continued provision (or new provision) of recreational facilities. Additionally it will not help to sustain these types of services within other villages
SA6 Local needs met locally...	Positive – This option would see housing focussed in a larger number of sustainable villages and would contribute to meeting local needs	✓	✓	✓	<i>Likelihood/Certainty</i> Med <i>Scale</i> Larger number of sustainable villages <i>Temp/Perm</i>
SA7 Education & training...	Positive – Providing for increased population in a larger number of sustainable villages could help to sustain educational provision within these areas	(✓)	(✓)	(✓)	<i>Likelihood/Certainty</i> Uncertain <i>Scale</i> Larger number of villages across the District <i>Temp/Perm</i> The extent of housing development to be provided for within these larger villages of the District may not be sufficient to support the continued provision (or new provision) of educational services. Economies of scale often require more centralised provision of services. In addition it may undermine services provided in other villages.

Environmental objectives					
SA8 natural environment...	Negative – It may not be possible to secure new development on previously developed land therefore there may be an impact on habitats and species. There is also the potential for a negative impact on local distinctiveness and countryside character	x	x	x	<i>Likelihood/Certainty</i> Med <i>Scale</i> Larger number of sustainable villages <i>Temp/Perm</i> Perm <i>Recommendation for mitigation</i>
SA9 minimal pollution levels...	Negative – Potential for new development to have an impact on surface and groundwater quality, air quality through increased car usage due to dispersed nature of settlements. Development in villages is likely to require the development of greenfield land resulting in loss of soils to development	(x)	(x)	(xx)	<i>Likelihood/Certainty</i> Uncertain <i>Scale</i> Larger number of villages across the District <i>Temp/Perm</i> <i>Recommendation for mitigation</i> New development brings with it the potential to have a detrimental impact on the environment. It will be important to ensure that appropriate mitigation measures are in place., such as green travel plans, and ensuring that adequate drainage infrastructure is in place, including Sustainable Urban Drainage Systems
SA10 Transport network...	Positive – By locating development within those villages on a bus route then there is the potential to allow people to access jobs and services in the larger service centres by public transport	(✓)	(✓)	(✓)	<i>Likelihood/Certainty</i> Uncertain <i>Scale</i> <i>Temp/Perm</i> The extent to which this will reduce car travel is uncertain. There may also be a cumulative impact as people from smaller settlements access services and facilities in higher order centres by car.
SA11 Greenhouse gas emissions...	Negative - New development will increase greenhouse gas emissions due to increased energy demands and increased car travel. Parts of the District are affected by flooding and this may be a potential problem	x	x	x	<i>Likelihood/Certainty</i> High <i>Scale</i> District wide <i>Temp/Perm</i> <i>Recommendation for mitigation</i> Some of these impacts can be off set by requiring new developments to utilise energy efficient design, sustainably sourced building materials and recycled materials. Green travel plans should also be required for housing developments. Development should be directed away from Flood Risk areas informed by the SFRA and PPS25 Sequential/Exceptions Tests.
SA12 energy& natural resources..	Negative – New development will increase the use of primary resources and will also increase the demand for energy and generate more waste. Locating development within villages has the potential to require the use of Greenfield land	x	x	x	<i>Likelihood/Certainty</i> High <i>Scale</i> District wide <i>Temp/Perm</i> <i>Recommendation for mitigation</i> Some of these impacts can be off set by requiring new developments to utilise energy efficient design, sustainably sourced building materials and recycled materials. Consideration needs to be given to incorporating recycling and composting schemes into new developments to encourage recycling and re-use of household waste
SA13 Historic environment...	Negative effect – Development could have a negative effect on the setting of the historic environment	(x)	(x)	(x)	<i>Likelihood/Certainty</i> Uncertain <i>Scale</i> Main urban areas <i>Temp/Perm</i> The nature of the impact is uncertain and will depend on location and design. <i>Recommendation for mitigation</i> An assessment should be undertaken to ensure that settlements have the capacity to accommodate growth without harm to the character of the setting or its landscape setting
SA14 Quality built environment...	Positive effect – Seeks to promote development in locations with accessible services and in areas where services can be accessed by car	✓	✓	✓	<i>Likelihood/Certainty</i> Med <i>Scale</i> Selected number of settlements <i>Temp/Perm</i>
Economic objectives					
SA 15 Employment opportunities...	Neutral effect	o	o	o	

SA16 Business success...	Neutral effect	o	o	o	
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SA Objective	Other settlements and the countryside : Preferred Option – Re-use of rural buildings				
	<ul style="list-style-type: none"> Outside development limits the conversion of existing rural buildings will be restricted to schemes that are defined as 'sustainable' due to their contribution to improving social, environmental and economic conditions of the local area. 				
	Nature of effect	Assessment of effect			Commentary (Likelihood/certainty of effect occurring; geographical scale of effect; temporary or permanent; Assumptions made; include recommendations for mitigation/improvement)
Short Term		Med Term	Long Term		
Social objectives					
SA1 Quality Housing...	Positive – This will help to provide affordable housing to meet housing needs in rural areas	✓	✓	✓	<i>Likelihood/Certainty</i> Medium <i>Scale</i> Rural areas <i>Temp/Perm</i> Perm
SA2 Good Health...	Neutral effect	○	○	○	
SA3 Safety & security...	Neutral effect	○	○	○	
SA4 Vibrant communities...	Neutral effect	○	○	○	
SA5 Culture, Lieisure...	Neutral effect	○	○	○	
SA6 Local needs met locally...	Positive – Help to meet identified rural affordable housing needs	✓	✓	✓	<i>Likelihood/Certainty</i> Medium <i>Scale</i> Rural areas <i>Temp/Perm</i> Perm
SA7 Education & training...	Neutral effect	○	○	○	
Environmental objectives					
SA8 natural environment...	Negative – Development in rural areas can have a negative impact on the surrounding countryside and any designations.	(x)	(x)	(x)	<i>Likelihood/Certainty</i> Uncertain <i>Scale</i> Rural areas/open countryside <i>Temp/Perm</i> Perm There is the potential for additional development to have a negative impact on biodiversity and the natural environment. At the Core Strategy level without the locational details it is difficult to predict with any certainty. The exact nature of the impact will depend on numbers, location and remedial action. <i>Recommendation for mitigation</i> These issues could be covered in a strategic policy for the protection and enhancement of the natural environment, to include a requirement for developments to maintain and where appropriate enhance the biodiversity of the District.
SA9 minimal pollution levels...	Negative – Potential for new development to have an impact on surface and groundwater quality, air quality through increased car usage. Development in rural areas is more likely to be on greenfield land resulting in loss of soils to development	(x)	(x)	(x)	<i>Likelihood/Certainty</i> Uncertain <i>Scale</i> Rural areas <i>Temp/Perm</i> <i>Recommendation for mitigation</i> New development brings with it the potential to have a detrimental impact on the environment. It will be important to ensure that appropriate mitigation measures are in place., such as green travel plans, and ensuring that adequate drainage infrastructure is in place, including Sustainable Urban Drainage Systems
SA10 Transport network...	Negative - Development within the countryside would result in unsustainable transport patterns by encouraging car travel to access jobs and services	x	x	x	<i>Likelihood/Certainty</i> Med-High <i>Scale</i> Rural Areas <i>Temp/Perm</i> Developments in these area are unlikely to have access to a regular bus service. This will necessitate the use of car travel to access jobs and services. It is unlikely that the scale of development proposed will result in an increase in public transport provision

SA11 Greenhouse gas emissions...	Negative - New development will increase greenhouse gas emissions due to increased energy demands and in this instance an increase in car dependency	x	x	x	<i>Likelihood/Certainty</i> High <i>Scale</i> Rural areas <i>Temp/Perm</i> Perm <i>Recommendation for mitigation</i> Some of these impacts can be off set by requiring new developments to utilise energy efficient design, sustainably sourced building materials and recycled materials. Green travel plans should also be required for housing developments
SA12 energy& natural resources..	Negative – New development will increase the use of primary resources and will also increase the demand for energy and generate more household waste	x	x	x	<i>Likelihood/Certainty</i> High <i>Scale</i> Rural areas <i>Temp/Perm</i> <i>Recommendation for mitigation</i> Some of these impacts can be off set by requiring new developments to utilise energy efficient design, sustainably sourced building materials and recycled materials. Consideration needs to be given to incorporating recycling and composting schemes into new developments to encourage recycling and re-use of household waste
SA13 Historic environment...	Negative – Traditional farm buildings are an important part of the District's heritage. Rural conversions can have a negative impact on the character of these buildings. Similarly locating new build adjacent to these schemes could affect their setting	x	x	x	<i>Likelihood/Certainty</i> <i>Scale</i> Rural areas <i>Temp/Perm</i> Perm <i>Recommendation for mitigation</i> Given the importance of rural buildings for the District's heritage it will be important to ensure that any rural conversion scheme is sympathetic to the building's original use
SA14 Quality built environment...	Positive and Negative effect – This approach has the potential to have a negative effect on the character of rural areas and may increase travel requirements to use essential services. Re-use of rural buildings represents efficient land use, reducing the loss of soils to development	x/✓	x/✓	x/✓	<i>Likelihood/Certainty</i> <i>Scale</i> Rural areas <i>Temp/Perm</i>
Economic objectives					
SA 15 Employment opportunities...	Positive effect – Re-use of buildings for employment workspace units	(✓)	(✓)	(✓)	<i>Likelihood/Certainty</i> Uncertain <i>Scale</i> Rural areas <i>Temp/Perm</i>
SA16 Business success...	Positive - The availability of affordable housing could help businesses to recruit and retain staff	✓	✓	✓	<i>Likelihood/Certainty</i> Med-High <i>Scale</i> District wide <i>Temp/Perm</i> Permanent The lack of affordable housing has been cited by the local business community as an important factor in their ability to recruit suitable staff

SA Objective	Managed Release of Housing : Preferred Option – Priority release in market towns				
	<ul style="list-style-type: none"> The plan period would be divided up into three phases with the release of allocations and windfalls in the first phase based on the theme of market town and rural renaissance 				
	Nature of effect	Assessment of effect			Commentary (Likelihood/certainty of effect occurring; geographical scale of effect; temporary or permanent; Assumptions made; include recommendations for mitigation/improvement)
Short Term		Med Term	Long Term		
Social objectives					
SA1 Quality Housing...	Positive – The early release of land for housing would also provide for the early development of affordable housing within the market towns	✓	✓	✓	<i>Likelihood/Certainty</i> Med-high <i>Scale</i> Market Towns <i>Temp/Perm</i> It has been assumed that in delivering the housing requirement for the District a proportion of the total housing requirement will be required to be affordable. The overall level of provision will be dependent on targets and thresholds set to secure the delivery of affordable housing.
SA2 Good Health...	Neutral effect	○	○	○	
SA3 Safety & security...	Neutral effect	○	○	○	
SA4 Vibrant communities...	Positive – Early release of housing could help to improve market town vitality resulting in the provision of, more services and facilities	✓	✓	✓	<i>Likelihood/Certainty</i> Med <i>Scale</i> Market Towns <i>Temp/Perm</i> <i>Recommendation for improvement</i> It should be ensured that increased housing provision within the market towns is also accompanied by appropriate economic measures to maximise the impact on vitality and viability
SA5 Culture, leisure...	Neutral effect	○	○	○	
SA6 Local needs met locally...	Early release of housing land within the market towns could increase the provision of services for the market towns and their rural hinterlands	✓	✓	✓	<i>Likelihood/Certainty</i> Med <i>Scale</i> Market Towns <i>Temp/Perm</i>
SA7 Education & training...	Neutral effect	○	○	○	
Environmental objectives					
SA8 natural environment...	Uncertain	?	?	?	It is uncertain what the impact this option will have on designated sites and areas as it will depend on numbers, location and remedial action, however as it looks to the release of previously developed land this may reduce the direct impact.
SA9 minimal pollution levels...	Negative – Potential for new development to have an impact on surface and groundwater quality, air quality through increased car usage.	(xx)	(x)	(x)	<i>Likelihood/Certainty</i> Uncertain <i>Scale</i> Market Towns <i>Temp/Perm</i> <i>Recommendation for mitigation</i> New development brings with it the potential to have a detrimental impact on the environment. It will be important to ensure that appropriate mitigation measures are in place., such as green travel plans, and ensuring that adequate drainage infrastructure is in place, including Sustainable Urban Drainage Systems.

SA10 Transport network...	Positive – Would avoid the early release of significant amounts of housing land in Harrogate. This would allow for the implementation of a package of measures to reduce traffic congestion.	✓✓	✓	✓	<i>Likelihood/Certainty</i> low-med <i>Scale</i> Harrogate town <i>Temp/Perm</i>
SA11 Greenhouse gas emissions...	Negative - New development will increase greenhouse gas emissions due to increased energy demands. Parts of the District are affected by flooding (this affects particularly the market towns of Pateley Bridge, Masham and Boroughbridge	x	x	x	<i>Likelihood/Certainty</i> High <i>Scale</i> Market towns <i>Temp/Perm</i> <i>Recommendation for mitigation</i> Some of these impacts can be off set by requiring new developments to utilise energy efficient design, sustainably sourced building materials and recycled materials. There may be scope to access services in market towns by modes other than the car and this should be encouraged wherever possible. Development should be directed away from Flood Risk areas informed by the SFRA and PPS25 Sequential/Exceptions Tests.
SA12 energy& natural resources..	Negative – New development will increase the use of primary resources and will also increase the demand for energy and generate more waste	x	x	x	<i>Likelihood/Certainty</i> High <i>Scale</i> Market Towns <i>Temp/Perm</i> It has been assumed that the impacts will increase in the longer term as more dwellings are constructed. <i>Recommendation for mitigation</i> Some of these impacts can be off set by requiring new developments to utilise energy efficient design, sustainably sourced building materials and recycled materials. Consideration needs to be given to incorporating recycling and composting schemes into new developments to encourage recycling and re-use of household waste
SA13 Historic environment...	Negative effect – Development could have a negative effect on the setting of the historic environment	(x)	(x)	(x)	<i>Likelihood/Certainty</i> Uncertain <i>Scale</i> Main urban areas <i>Temp/Perm</i> The nature of the impact is uncertain and will depend on location and design. <i>Recommendation for mitigation</i>
SA14 Quality built environment...					
Economic objectives					
SA15 Employment opportunities...	Positive – Early release of housing land in the District's market towns linked with associated measures to improve the local economy could support the renaissance of these areas and help to introduce new employment opportunities	✓	✓	✓	<i>Likelihood/Certainty</i> Med <i>Scale</i> Market Towns <i>Temp/Perm</i> To maximise the potential economic benefits of this approach it will be important to ensure that an appropriate level of employment land provision is already available or can be made available
SA16 Business success...	Positive – Providing an element of affordable housing could help local businesses to retain the skills of local people	✓	✓	✓	<i>Likelihood/Certainty</i> Med <i>Scale</i> Market Towns <i>Temp/Perm</i>

SA Objective	Affordable housing, qualifying site size threshold : Preferred Option – 2 or more dwellings				
	<ul style="list-style-type: none"> Provision of affordable housing would be required on site for all development proposals of 2 or more dwellings 				
	Nature of effect	Assessment of effect			Commentary (Likelihood/certainty of effect occurring; geographical scale of effect; temporary or permanent; Assumptions made; include recommendations for mitigation/improvement)
Short Term		Med Term	Long Term		
Social objectives					
SA1 Quality Housing...	Positive - This would secure affordable housing on smaller sites within urban areas and therefore create more affordable units	✓✓	✓✓	✓✓	<i>Likelihood/Certainty</i> Med <i>Scale</i> District wide <i>Temp/Perm</i> Experience of a lower threshold within rural areas suggests that the provision of affordable housing on smaller sites can be viable. The extent to which this policy will deliver more affordable units will depend on the number of smaller sites coming forward.
SA2 Good Health...	Neutral effect	○	○	○	
SA3 Safety & security...	Neutral effect	○	○	○	
SA4 Vibrant communities...	Positive - The provision of affordable housing will contribute to creating mixed, well balanced communities, potentially reducing social isolation	✓	✓	✓	<i>Likelihood/Certainty</i> Med-High <i>Scale</i> District wide <i>Temp/Perm</i> Permanent
SA5 Culture, Leisure...	Neutral effect	○	○	○	
SA6 Local needs met locally...	Positive - Providing affordable housing will help to meet local needs	✓	✓	✓	<i>Likelihood/Certainty</i> Med-High <i>Scale</i> District wide <i>Temp/Perm</i> Permanent
SA7 Education & training...	Neutral effect	○	○	○	
Environmental objectives					
SA8 natural environment...	Neutral effect	○	○	○	
SA9 minimal pollution levels...	Neutral effect	○	○	○	
SA10 Transport network...	Neutral effect	○	○	○	
SA11 Greenhouse gas emissions...	Neutral effect	○	○	○	
SA12 energy& natural resources..	Neutral effect	○	○	○	
SA13 Historic environment...	Neutral effect	○	○	○	
SA14 Quality built environment...	Neutral effect	○	○	○	

Economic objectives					
SA 15 Employment opportunities	Neutral effect	○	○	○	
SA16 Business success...	Positive - The availability of affordable housing could help businesses to recruit and retain staff	✓	✓	✓	<i>Likelihood/Certainty</i> Med-High <i>Scale</i> District wide <i>Temp/Perm</i> Permanent The lack of affordable housing has been cited by the local business community as an important factor in their ability to recruit suitable staff

SA Objective	Affordable housing, target figure for site contribution : Preferred Option – 50%				
	• The starting point for the negotiation of affordable housing provision on site will be 50%				
	Nature of effect	Assessment of effect			Commentary (Likelihood/certainty of effect occurring; geographical scale of effect; temporary or permanent; Assumptions made; include recommendations for mitigation/improvement)
Short Term		Med Term	Long Term		
Social objectives					
SA1 Quality Housing...	Positive – Continue to deliver affordable housing at the current rate	✓✓	✓✓	✓✓	<i>Likelihood/Certainty</i> Med-High <i>Scale</i> District wide <i>Temp/Perm</i>
SA2 Good Health...	Neutral effect	○	○	○	
SA3 Safety & security...	Neutral effect	○	○	○	
SA4 Vibrant communities...	Positive – A 50% target for affordable housing would help to secure mixed, well balanced communities	✓	✓	✓	<i>Likelihood/Certainty</i> Med-High <i>Scale</i> District wide <i>Temp/Perm</i> Permanent
SA5 Culture, leisure...	Neutral effect	○	○	○	
SA6 Local needs met locally...	Positive – It will help to provide affordable housing for local people which in turn may help to support the vibrancy of town and village centres	(✓)	(✓)	(✓)	<i>Likelihood/Certainty</i> Uncertain <i>Scale</i> District wide <i>Temp/Perm</i> Permanents This approach will help to provide affordable housing to meet local needs and indirectly may have the additional effect of helping to support the vibrancy of local centres, the extent of this is uncertain
SA7 Education & training...	Neutral effect	○	○	○	
Environmental objectives					
SA8 natural environment...	Neutral effect	○	○	○	
SA9 minimal pollution levels...	Neutral effect	○	○	○	
SA10 Transport network...	Neutral effect	○	○	○	
SA11 Greenhouse gas emissions...	Neutral effect	○	○	○	
SA12 energy& natural resources..	Neutral effect	○	○	○	
SA13 Historic environment...	Neutral effect	○	○	○	
SA14 Quality built environment...	Neutral effect	○	○	○	

Economic objectives					
SA15 Employment opportunities...	Neutral effect	o	o	o	
SA16 Business success...	Positive - The availability of affordable housing could help businesses to recruit and retain staff	✓	✓	✓	<i>Likelihood/Certainty</i> Med-High <i>Scale</i> District wide <i>Temp/Perm</i> Permanent The lack of affordable housing has been cited by the local business community as an important factor in their ability to recruit suitable staff

SA Objective	Affordable housing, commuted provision: Preferred Option : Commuted provision where on site provision is not viable				
	<ul style="list-style-type: none"> Provision of affordable housing off site where on site provision is not possible or the provision of a sum of money in lieu of provision of affordable housing 				
	Nature of effect	Assessment of effect			Commentary (Likelihood/certainty of effect occurring; geographical scale of effect; temporary or permanent; Assumptions made; include recommendations for mitigation/improvement)
Short Term		Med Term	Long Term		
Social objectives					
SA1 Quality Housing...	Positive – Seeking a financial contribution in the case of 1 and 2 dwellings could provide an additional way of maximising provision	(✓)	(✓)	(✓)	<i>Likelihood/Certainty</i> Uncertain <i>Scale</i> District wide <i>Temp/Perm</i> It will be important to ensure that an adequate funding pot can be generated within a reasonable timescale to deliver an element of affordable housing within a Parish or housing need sub-area. Consideration may need to be given to 'cross funding' taking monies from those areas that generate more development to subsidise those that only generate limited development
SA2 Good Health...	Neutral effect	o	o	o	
SA3 Safety & security...	Neutral effect	o	o	o	
SA4 Vibrant communities...	Positive – Finding new ways of maximising the provision of affordable housing will help to create mixed communities	(✓)	(✓)	(✓)	<i>Likelihood/Certainty</i> Uncertain <i>Scale</i> District wide <i>Temp/Perm</i> See comments above
SA5 Culture, leisure...	Neutral effect	o	o	o	
SA6 Local needs met locally...	Positive – It could help to provide affordable housing for local people as the commuted provision would go into a funding pot for a Parish or Sub-area	(✓)	(✓)	(✓)	<i>Likelihood/Certainty</i> Uncertain <i>Scale</i> District wide <i>Temp/Perm</i> See comments above
SA7 Education & training...	Neutral effect	o	o	o	
Environmental objectives					
SA8 natural environment...	Neutral effect	o	o	o	
SA9 minimal pollution levels...	Neutral effect	o	o	o	
SA10 Transport network...	Neutral effect	o	o	o	
SA11 Greenhouse gas emissions...	Neutral effect	o	o	o	
SA12 energy& natural resources..	Neutral effect	o	o	o	
SA13 Historic environment...	Neutral effect	o	o	o	
SA14 Quality built environment...	Neutral effect	o	o	o	
Economic objectives					

SA15 Employment opportunities...	Neutral effect	o	o	o	
SA16 Business success...	Positive - The availability of affordable housing could help businesses to recruit and retain staff	✓	✓	✓	<i>Likelihood/Certainty</i> Med-High <i>Scale</i> District wide <i>Temp/Perm</i> Permanent The lack of affordable housing has been cited by the local business community as an important factor in their ability to recruit suitable staff

SA Objective	Affordable Housing (Rural) : Preferred Option – 100% affordable housing on village edges as rural exception sites				
	• The release and allocation of sites within or adjoining small rural communities which would not otherwise be released for market housing.				
	Nature of effect	Assessment of effect			Commentary (Likelihood/certainty of effect occurring; geographical scale of effect; temporary or permanent; Assumptions made; include recommendations for mitigation/improvement)
Short Term		Med Term	Long Term		
Social objectives					
SA1 Quality Housing...	Positive – The release of rural exception sites will help to deliver affordable housing.	✓✓	✓✓	✓✓	<i>Likelihood/Certainty</i> Med-High <i>Scale</i> Rural areas <i>Temp/Perm</i> The allocation of rural exception sites within the LDF will provide an additional degree of certainty that affordable provision will be made. However the implementation of this policy is reliant on landowners agreeing to the development of land for affordable housing. Monitoring should be in place to ensure that sites allocated do come to fruition. The alternative may be the need to consider compulsory purchase to secure development in the public interest
SA2 Good Health...	Neutral effect	○	○	○	
SA3 Safety & security...	Neutral effect	○	○	○	
SA4 Vibrant communities...	Positive – The provision of affordable housing can contribute to the creation of balanced communities	✓	✓	✓	<i>Likelihood/Certainty</i> Med-High <i>Scale</i> Rural areas <i>Temp/Perm</i> Providing affordable housing in rural areas is important in that it can help younger people move to or remain in the rural locality and thereby helping to create more balanced, sustainable communities
SA5 Culture, leisure...	Neutral effect	○	○	○	
SA6 Local needs met locally...	Positive – Rural exception sites are a way of ensuring the provision of affordable housing to meet local needs	✓	✓	✓	<i>Likelihood/Certainty</i> Med-High <i>Scale</i> Rural areas <i>Temp/Perm</i>
SA7 Education & training...	Neutral effect	○	○	○	
Environmental objectives					
SA8 natural environment...	Negative – Development in rural areas can have a negative impact on the surrounding countryside and any designations.	(x)	(x)	(x)	<i>Likelihood/Certainty</i> Uncertain <i>Scale</i> Rural areas/open countryside <i>Temp/Perm</i> Perm There is the potential for additional development to have a negative impact on biodiversity and the natural environment. At the Core Strategy level without the locational details it is difficult to predict with any certainty. The exact nature of the impact will depend on numbers, location and remedial action. <i>Recommendation for mitigation</i> These issues could be covered in a strategic policy for the protection and enhancement of the natural environment, to include a requirement for developments to maintain and where appropriate enhance the biodiversity of the District.

SA9 minimal pollution levels...	Negative – Potential for new development to have an impact on surface and groundwater quality, air quality through increased car usage. Development in rural areas is more likely to be on greenfield land resulting in loss of soils to development	(x)	(x)	(x)	<i>Likelihood/Certainty</i> Uncertain <i>Scale</i> Rural areas <i>Temp/Perm</i> <i>Recommendation for mitigation</i> New development brings with it the potential to have a detrimental impact on the environment. It will be important to ensure that appropriate mitigation measures are in place., such as green travel plans, and ensuring that adequate drainage infrastructure is in place, including Sustainable Urban Drainage Systems
SA10 Transport network...	Negative – Increased development within rural areas will generate increased car travel to access jobs and services	x	x	x	<i>Likelihood/Certainty</i> High <i>Scale</i> Rural areas <i>Temp/Perm</i> Perm <i>Recommendation for mitigation</i> Consideration should be given to ensuring that development in villages should be directed to those areas that are served by public transport.
SA11 Greenhouse gas emissions...	Negative - New development will increase greenhouse gas emissions due to increased energy demands and in this instance an increase in car dependency. Parts of the District are affected by flooding and this may be a potential problem	x	x	x	<i>Likelihood/Certainty</i> High <i>Scale</i> Rural areas <i>Temp/Perm</i> Perm <i>Recommendation for mitigation</i> Some of these impacts can be off set by requiring new developments to utilise energy efficient design, sustainably sourced building materials and recycled materials. Green travel plans should also be required for housing developments. Development should be directed away from Flood Risk areas informed by the SFRA and PPS25 Sequential/Exceptions Tests.
SA12 energy& natural resources..	Negative – New development will increase the use of primary resources and will also increase the demand for energy and generate more household waste	x	x	x	<i>Likelihood/Certainty</i> High <i>Scale</i> Rural areas <i>Temp/Perm</i> <i>Recommendation for mitigation</i> Some of these impacts can be off set by requiring new developments to utilise energy efficient design, sustainably sourced building materials and recycled materials. Consideration needs to be given to incorporating recycling and composting schemes into new developments to encourage recycling and re-use of household waste
SA13 Historic environment...	Uncertain	?	?	?	Difficult to assess the impact. It will depend on the location and scale of development
SA14 Quality built environment...	Negative – This could have an impact on the character of rural areas and may increase travel requirements to use essential services. This approach is likely to require the development of Greenfield land, particularly on the edge of villages.	x	x	x	<i>Likelihood/Certainty</i> Med/High <i>Scale</i> Rural areas <i>Temp/Perm</i>
Economic objectives					
SA15 Employment opportunities...	Neutral effect	o	o	o	
SA16 Business success...	Positive - The availability of affordable housing could help businesses to recruit and retain staff	✓	✓	✓	<i>Likelihood/Certainty</i> Med-High <i>Scale</i> District wide <i>Temp/Perm</i> Permanent The lack of affordable housing has been cited by the local business community as an important factor in their ability to recruit suitable staff

SA Objective	Additional affordable housing (Rural) : Preferred Option – Small scale new build adjacent to suitable rural conversions.				
	<ul style="list-style-type: none"> This would provide one or two affordable homes as part of rural building conversion schemes. This option would allow small scale new build within the application site area 				
	Nature of effect	Assessment of effect			Commentary (Likelihood/certainty of effect occurring; geographical scale of effect; temporary or permanent; Assumptions made; include recommendations for mitigation/improvement)
Short Term		Med Term	Long Term		
Social objectives					
SA1 Quality Housing...	Positive – This approach will contribute to the provision of affordable housing	✓	✓	✓	<i>Likelihood/Certainty</i> High <i>Scale</i> Rural areas <i>Temp/Perm</i> It is assumed that by its very nature this option will deliver affordable housing on a small scale
SA2 Good Health...	Neutral effect	○	○	○	
SA3 Safety & security...	Neutral effect	○	○	○	
SA4 Vibrant communities...	Positive – The provision of affordable housing can contribute to the creation of balanced communities	✓	✓	✓	<i>Likelihood/Certainty</i> Med-High <i>Scale</i> Rural areas <i>Temp/Perm</i>
SA5 Culture, leisure...	Neutral effect	○	○	○	
SA6 Local needs met locally...	Positive – This option could help to meet identified local needs in rural areas	✓	✓	✓	<i>Likelihood/Certainty</i> Med-high <i>Scale</i> Rural areas <i>Temp/Perm</i>
SA7 Education & training...	Neutral effect	○	○	○	
Environmental objectives					
SA8 natural environment...					
SA9 minimal pollution levels...	Negative – Potential for new development to have an impact on surface and groundwater quality, air quality through increased car usage.	(x)	(x)	(x)	<i>Likelihood/Certainty</i> Uncertain <i>Scale</i> Rural areas <i>Temp/Perm</i> <i>Recommendation for mitigation</i> New development brings with it the potential to have a detrimental impact on the environment. It will be important to ensure that appropriate mitigation measures are in place., such as green travel plans, and ensuring that adequate drainage infrastructure is in place, including Sustainable Urban Drainage Systems
SA10 Transport network...	Negative - Development within the countryside would result in unsustainable transport patterns by encouraging car travel to access jobs and services	x	x	x	<i>Likelihood/Certainty</i> Med-high <i>Scale</i> Rural areas <i>Temp/Perm</i> <i>Recommendation for mitigation</i>
SA11 Greenhouse gas emissions...	Negative - New development will increase greenhouse gas emissions due to increased energy demands and in this instance an increase in car dependency	x	x	x	<i>Likelihood/Certainty</i> High <i>Scale</i> Rural areas <i>Temp/Perm</i> Perm <i>Recommendation for mitigation</i> Some of these impacts can be off set by requiring new developments to utilise energy efficient design, sustainably sourced building materials and recycled materials. Green travel plans should also be required for housing developments

SA12 energy& natural resources..	Negative – New development will increase the use of primary resources and will also increase the demand for energy and generate more household waste	x	x	x	<i>Likelihood/Certainty</i> High <i>Scale</i> Rural areas <i>Temp/Perm</i> <i>Recommendation for mitigation</i> Some of these impacts can be off set by requiring new developments to utilise energy efficient design, sustainably sourced building materials and recycled materials. Consideration needs to be given to incorporating recycling and composting schemes into new developments to encourage recycling and re-use of household waste
SA13 Historic environment...	Negative – Traditional farm buildings are an important part of the District's heritage. Rural conversions can have a negative impact on the character of these buildings. Similarly locating new build adjacent to these schemes could affect their setting	x	x	x	<i>Likelihood/Certainty</i> <i>Scale</i> Rural areas <i>Temp/Perm</i> Perm <i>Recommendation for mitigation</i> Given the importance of rural buildings for the District's heritage it will be important to ensure that any rural conversion scheme is sympathetic to the building's original use
SA14 Quality built environment...	Positive – The re-use of redundant rural buildings represents an efficient use of land	✓	✓	✓	<i>Likelihood/Certainty</i> Med <i>Scale</i> Rural areas <i>Temp/Perm</i> Perm <i>Recommendation for mitigation</i>
Economic objectives					
SA15 Employment opportunities...	Neutral effect	o	o	o	
SA16 Business success...	Positive - The availability of affordable housing could help businesses to recruit and retain staff	✓	✓	✓	<i>Likelihood/Certainty</i> Med-High <i>Scale</i> District wide <i>Temp/Perm</i> Permanent The lack of affordable housing has been cited by the local business community as an important factor in their ability to recruit suitable staff

SA Objective	Locals Only Market Housing : Preferred Option - Not to restrict the occupation of new build open market housing to local people. In exceptional cases where restrictive occupancy conditions are removed from dwellings then the re-occupation will be limited to local people				
	Nature of effect	Assessment of effect			Commentary (Likelihood/certainty of effect occurring; geographical scale of effect; temporary or permanent; Assumptions made; include recommendations for mitigation/improvement)
		Short Term	Med Term	Long Term	
Social objectives					
SA1 Quality Housing...	Positive effect – Provision of housing for local people	(✓)	(✓)	(✓)	<i>Likelihood/Certainty</i> Uncertain <i>Scale</i> Predominantly rural areas <i>Temp/Perm</i> It will provide housing for local people but the extent of the impact is uncertain, although it is likely to be limited. In the case of agricultural workers dwellings it will need to be clearly demonstrated that there is no need for the dwelling for this purpose
SA2 Good Health...	Neutral effect	o	o	o	
SA3 Safety & security...	Neutral effect	o	o	o	
SA4 Vibrant communities...	Positive effect	(✓)	(✓)	(✓)	<i>Likelihood/Certainty</i> Uncertain <i>Scale</i> Predominantly rural areas <i>Temp/Perm</i> It has the potential to allow people to live and work within the area which in turn helps to support the local economy and services helping to create vibrant communities. The impact is likely to be limited.
SA5 Culture, leisure...	Neutral effect	o	o	o	
SA6 Local needs met locally...	Positive effect	(✓)	(✓)	(✓)	<i>Likelihood/Certainty</i> Uncertain <i>Scale</i> Predominantly rural areas <i>Temp/Perm</i> By helping people to remain living in an areas where they work will help to meet local needs and may provide support for local services and community facilities. The impact is likely to be limited.
SA7 Education & training...	Neutral effect	o	o	o	
SA8 natural environment...	Neutral effect	o	o	o	
SA9 minimal pollution levels...	Neutral effect	o	o	o	
SA10 Transport network...	Neutral effect	o	o	o	
SA11 Greenhouse gas emissions...	Neutral effect	o	o	o	
SA12 energy& natural resources..	Neutral effect	o	o	o	
SA13 Historic environment...	Neutral effect	o	o	o	
SA14 Quality built environment...	Neutral effect	o	o	o	

SA15 Employment opportunities...	Neutral effect	o	o	o	
SA16 Business success...	Positive effect	(✓)	(✓)	(✓)	<i>Likelihood/Certainty</i> Uncertain <i>Scale</i> Predominantly rural areas <i>Temp/Perm</i> This approach could help businesses to recruit and retain staff.

SA Objective	Existing Employment Land : Preferred Option – Protect the best performing sites from further encroachment from non B1, B2 & B8 class uses. To protect all other employment sites from loss to other uses through a criteria based policy.				
	<ul style="list-style-type: none"> This approach will provide protection for employment sites in accordance with their role in the hierarchy. The criteria based policy will allow for the release of some sites subject to a rigorous assessment. 				
	Nature of effect	Assessment of effect			Commentary (Likelihood/certainty of effect occurring; geographical scale of effect; temporary or permanent; Assumptions made; include recommendations for mitigation/improvement)
Short Term		Med Term	Long Term		
Social objectives					
SA1 Quality Housing...	Positive – Re-using certain employment sites in suitable locations for mixed development would contribute to the provision of affordable housing.	✓	✓	✓	<i>Likelihood/Certainty</i> Low-Med <i>Scale</i> Limited number of settlements <i>Temp/Perm</i> Perm The nature of employment land provision in the District suggests that the number of sites that would be considered for release to alternative uses would be limited, therefore the positive impacts will be small scale.
SA2 Good Health...	Neutral effect	○	○	○	
SA3 Safety & security...	Neutral effect	○	○	○	
SA4 Vibrant communities...	Neutral effect	○	○	○	
SA5 Culture, leisure...	Positive effect – Offers the potential to develop new or enhance existing cultural facilities	✓	✓	✓	<i>Likelihood/Certainty</i> Low-Med <i>Scale</i> Limited number of settlements <i>Temp/Perm</i> Perm The nature of employment land provision in the District suggests that the number of sites that would be considered for release to alternative uses would be limited, therefore the positive impacts will be small scale.
SA6 Local needs met locally...	Positive effect – Retention of those sites that are performing well and thereby providing employment opportunities locally, but in addition it also allows for the release of land to other uses eg housing and community facilities which will also help to meet local needs.	✓	✓	✓	<i>Likelihood/Certainty</i> Med <i>Scale</i> Limited number of settlements <i>Temp/Perm</i>
SA7 Education & training...	Neutral effect	○	○	○	
Environmental objectives					
SA8 natural environment...	Positive effect – releasing previously developed land for other uses has the potential to reduce pressure for Greenfield land, particularly for housing	✓	✓	✓	<i>Likelihood/Certainty</i> Med <i>Scale</i> Limited number of settlements <i>Temp/Perm</i>
SA9 minimal pollution levels...	Positive effect - Releasing poorly performing sites presents an opportunity to clean up contaminated land, with the costs being off set by higher value development.	✓	✓	✓	<i>Likelihood/Certainty</i> Med <i>Scale</i> Limited number of settlements <i>Temp/Perm</i> Perm
SA10 Transport network...	Uncertain	?	?	?	It is uncertain what the impact would be as this will depend on the location of poorly performing sites that are released for other uses. There is the potential to reduce travel by creating mixed use developments.

SA11 Greenhouse gas emissions...	Negative effect - Releasing land for housing development will increase greenhouse gas emissions due to increased energy demands and depending on the location of poorly performing employment sites the potential for increased car travel.	x	x	x	<i>Likelihood/Certainty</i> High <i>Scale</i> District wide <i>Temp/Perm</i> <i>Recommendation for mitigation</i> Some of these impacts can be off set by requiring new developments to utilise energy efficient design, sustainably sourced building materials and recycled materials. Green travel plans should also be required for housing developments
SA12 energy& natural resources..	Negative - Releasing land for housing development will increase the use of primary resources and will also increase the demand for energy and generate more waste. Depending on the location of poorly performing employment sites the potential for increased car travel.	x	x	x	<i>Likelihood/Certainty</i> High <i>Scale</i> District wide <i>Temp/Perm</i> <i>Recommendation for mitigation</i> Some of these impacts can be off set by requiring new developments to utilise energy efficient design, sustainably sourced building materials and recycled materials. Consideration needs to be given to incorporating recycling and composting schemes into new developments to encourage recycling and re-use of household waste
SA13 Historic environment...	Uncertain	?	?	?	It is difficult to assess the impact on the historic environment because it depends on the location of the employment sites. Releasing sites for alternative development could harm the historic environment by resulting in an intensification of development and poor design
SA14 Quality built environment...	Positive effect – Releasing poorly located/ performing sites represents an efficient use of land. It also provides an opportunity to develop new residential development on brownfield land.	✓	✓	✓	<i>Likelihood/Certainty</i> Med <i>Scale</i> Limited number of settlements <i>Temp/Perm</i>
Economic objectives					
SA15 Employment opportunities...	Positive effect – Can stimulate employment development on under-used sites allowing sites to contribute more full to the local economy. Protecting the best employment sites from further encroachment retains employment within the District on the best sites.	✓	✓	✓	<i>Likelihood/Certainty</i> Med <i>Scale</i> Limited number of settlements <i>Temp/Perm</i>
SA16 Business success...	Negative effect - In releasing poorly performing/located sites there is a danger that sites that support those industries that require premises at the cheaper end of the market will be displaced.	x	x	x	<i>Likelihood/Certainty</i> Low-med <i>Scale</i> Limited number of settlements <i>Temp/Perm</i> There is a need to ensure that a range of sites can be provided to accommodate, particularly the users at the lower end of the market which nevertheless makes a contribution to the District's economy.

SA Objective	New Employment Land : Preferred Option – Promote additional land for employment use within Harrogate, Knaresborough and Boroughbridge				
	<ul style="list-style-type: none"> This option would increase currently available employment land in Harrogate town and future longer term supply in Boroughbridge. It is likely that this would require Greenfield land. 				
	Nature of effect	Assessment of effect			Commentary (Likelihood/certainty of effect occurring; geographical scale of effect; temporary or permanent; Assumptions made; include recommendations for mitigation/improvement)
Short Term		Med Term	Long Term		
Social objectives					
SA1 Quality Housing...	Neutral effect	○	○	○	
SA2 Good Health...	Neutral effect	○	○	○	
SA3 Safety & security...	Neutral effect	○	○	○	
SA4 Vibrant communities...	Neutral effect	○	○	○	
SA5 Culture, leisure...	Positive effect – Provision of suitable facilities for those involved within the creative industries	✓	✓	✓	<i>Likelihood/Certainty Low-Med</i> <i>Scale Harrogate town</i> <i>Temp/Perm Perm</i> The nature of the employment land requirement in Boroughbridge is such that it is only likely to be on allocations within Harrogate town that these types of industries would locate.
SA6 Local needs met locally...	Positive effect – Allocating new land would help to support the provision of employment opportunities for local people	✓	✓	✓	<i>Likelihood/Certainty Med</i> <i>Scale</i> <i>Temp/Perm</i>
SA7 Education & training...	Neutral effect	○	○	○	
Environmental objectives					
SA8 natural environment...	Negative – Potential for Greenfield to have negative impact on habitats, species and countryside character	(x)	(x)	(x)	<i>Likelihood/Certainty Uncertain</i> <i>Scale Harrogate town and Boroughbridge</i> <i>Temp/Perm</i>
SA9 minimal pollution levels...	Negative – Will result in the loss of soils to development. It will also increase the amount of surface water run-off that the existing drainage infrastructure has to accommodate which may have implications for water quality	x	x	x	<i>Likelihood/Certainty Med-high</i> <i>Scale Harrogate town and Boroughbridge</i> <i>Temp/Perm</i> <i>Recommendations for mitigation</i> Consideration should be given to incorporating Sustainable urban drainage systems in to developments
SA10 Transport network...	Uncertain	?	?	?	It is uncertain what the impact will be. It will depend on the location of the Greenfield development. There is the potential for there to be a negative impact if the site is not accessible by modes other than the car.

SA11 Greenhouse gas emissions...	Negative - New development will increase greenhouse gas emissions due to increased energy demands. Parts of the District are affected by flooding and this may be a potential problem	x	x	x	<i>Likelihood/Certainty</i> High <i>Scale</i> District wide <i>Temp/Perm</i> <i>Recommendation for mitigation</i> Some of these impacts can be off set by requiring new developments to utilise energy efficient design, sustainably sourced building materials and recycled materials. Development should be directed away from Flood Risk areas informed by the SFRA and PPS25 Sequential/Exceptions Tests.
SA12 energy& natural resources..	Negative – New development will increase the use of primary resources and will also increase the demand for energy. Development of Greenfield land represents the loss of greenspace to development and does not represent an efficient use of land	x	x	x	<i>Likelihood/Certainty</i> High <i>Scale</i> Harrogate/Boroughbridge <i>Temp/Perm</i> <i>Recommendation for mitigation</i> Some of these impacts can be off set by requiring new developments to utilise energy efficient design, sustainably sourced building materials and recycled materials. Consideration needs to be given to incorporating recycling and schemes into employment developments to encourage recycling and provide for linked trips. Opportunities for development on brownfield land should be fully explored and consideration given to the redevelopment for employment use of existing underused sites
SA13 Historic environment...	Negative – Allocating additional Greenfield land could have a negative impact on the historic environment of Harrogate and Boroughbridge	(x)	(x)	(x)	<i>Likelihood/Certainty</i> Uncertain <i>Scale</i> Harrogate and Boroughbridge <i>Temp/Perm</i> The impact is difficult to assess until the location of any new sites is known.
SA14 Quality built environment...	Negative – Development of Greenfield land has implications for the amount of surface water run-off that the existing drainage infrastructure has to accommodate. It may also be that Greenfield sites are not readily accessed by modes other than the car	x	x	x	<i>Likelihood/Certainty</i> Med <i>Scale</i> Harrogate and Boroughbridge <i>Temp/Perm</i> <i>Recommendations for mitigation</i> There is the potential for new purpose built development to embrace new technologies to improve resource efficiency and this should be encouraged throughout new development. Consideration should also be given to incorporating Sustainable urban drainage systems in to developments. Green travel plans should also be required.
Economic objectives					
SA15 Employment opportunities...	Positive – Would increase the supply of currently available employment land in Harrogate town and provide for longer term supply in Boroughbridge	✓✓	✓✓	✓✓	<i>Likelihood/Certainty</i> Med-High <i>Scale</i> Harrogate town and Boroughbridge <i>Temp/Perm</i> Perm There is a shortage of readily available employment land within Harrogate town. Promoting additional Greenfield land would have a significant impact in the short term. Over the longer term seeking additional land in Boroughbridge would provide benefits for the local economy <i>Recommendation for mitigation</i> It will be important to ensure that any future land that is promoted is suitable for a range of users, particularly small to medium size enterprises. Consideration should be given to taking steps to ensure that certain types of employment development is accommodated on sites to ensure a diversity of employment opportunities
SA16 Business success...	Positive - Providing additional land would help those existing businesses that wish to expand and may encourage inward investment	✓✓	✓✓	✓✓	<i>Likelihood/Certainty</i> Med <i>Scale</i> <i>Temp/Perm</i> Perm <i>Recommendation for mitigation</i> Similar comments as above apply in terms of ensuring that there is range of sites and premises to provide choice for existing businesses and those who may wish to locate into the area.

SA Objective	Supporting the local economy : Preferred Option - Maintain the economic role of the Borough with emphasis placed on the priority actions set out in the Sub-regional investment plan.				
	This approach would:				
	a) Maintain and enhance the competitiveness of Harrogate's business tourism sector and to support holiday tourism to create a year round industry b) Develop the potential of Knaresborough, Ripon, Boroughbridge, Masham and Pateley Bridge to act as rural capitals c) Support the development of the digital and food clusters within the District d) Harness the dynamism of the Leeds/Bradford economy				
Nature of effect	Assessment of effect			Commentary (Likelihood/certainty of effect occurring; geographical scale of effect; temporary or permanent; Assumptions made; include recommendations for mitigation/improvement)	
	Short Term	Med Term	Long Term		
Social objectives					
SA1 Quality Housing...	Neutral effect	o	o	o	
SA2 Good Health...	Positive effect- potential for provision of more health services as part of developing rural capitals	(✓)	(✓)	(✓)	<i>Likelihood/Certainty</i> Uncertain <i>Scale</i> Market towns <i>Temp/Perm</i> The effect will depend on how the development of market towns as rural capitals is implemented
SA3 Safety & security...	Neutral effect	o	o	o	
SA4 Vibrant communities...	Positive effect- potential for provision of more community facilities as part of developing rural capitals. Looking to develop the role of market towns and extend their role in providing access to services could help to reduce the potential for social isolation.	(✓)	(✓)	(✓)	<i>Likelihood/Certainty</i> Uncertain <i>Scale</i> Market towns <i>Temp/Perm</i> The effect will depend on how the development of market towns as rural capitals is implemented
SA5 Culture, leisure...	Positive effect – Looks to maintain and enhance the tourism sector	✓	✓	✓	<i>Likelihood/Certainty</i> High <i>Scale</i> Across the District <i>Temp/Perm</i>
SA6 Local needs met locally...	Positive effect – Developing rural capitals provides an opportunity to make these places where people want to live, work and visit. This will help to support the vibrancy of these areas and provide local services	✓	✓	✓	<i>Likelihood/Certainty</i> High <i>Scale</i> Market towns and their rural hinterlands <i>Temp/Perm</i> <i>Recommendation for mitigation</i> The preferred approach will need to clearly set out an approach for supporting the development of the market towns as rural capitals. There is a need to ensure a balance between development and retaining the essential character of these areas.
SA7 Education & training...	Positive effect – Potential for extending education provision by exploiting links to Leeds/Bradford	(✓)	(✓)	(✓)	<i>Likelihood/Certainty</i> Uncertain <i>Scale</i> Harrogate <i>Temp/Perm</i> Perm There is the potential to exploit links to Higher Educational establishments within West Yorkshire. The impact is uncertain at this stage as further project work is required.
Environmental objectives					
SA8 natural environment...	Neutral effect	o	o	o	
SA9 minimal pollution levels...	Neutral effect	o	o	o	

SA10 Transport network...	Neutral effect T	o	o	o	
SA11 Greenhouse gas emissions...	Neutral effect	o	o	o	
SA12 energy& natural resources..	Neutral effect	o	o	o	
SA13 Historic environment...	Neutral effect	o	o	o	
SA14 Quality built environment...	Neutral effect	o	o	o	
Economic objectives					
SA15 Employment opportunities...	Positive effect – Focus of this preferred approach is to support the Harrogate economy. This will help to provide employment opportunities	✓✓	✓✓	✓✓	<i>Likelihood/Certainty High Scale Across the District Temp/Perm</i>
SA16 Business success...	Positive effect – This provides support for existing businesses but also looks to develop further business and holiday tourism and to provide support for the development of food & digital clusters. This would also support rural diversification	✓✓	✓✓	✓✓	<i>Likelihood/Certainty High Scale Across the District Temp/Perm</i>

SA Objective	Additional retailing in Harrogate : Preferred Option - Identify Harrogate Town as an area where shopping growth will be located and maintain the vitality and viability of Knaresborough and Ripon as principal service centres and Boroughbridge. Masham and Pateley Bridge as local service centres				
	<ul style="list-style-type: none"> This option provides for extension to the primary shopping area in Harrogate to support its role as a sub-regional town centre but also recognises the importance of maintaining the other District town and local centres. 				
	Nature of effect	Assessment of effect			Commentary (Likelihood/certainty of effect occurring; geographical scale of effect; temporary or permanent; Assumptions made; include recommendations for mitigation/improvement)
Short Term		Med Term	Long Term		
Social objectives					
SA1 Quality Housing...	Neutral effect	○	○	○	Extending the shopping area of Harrogate town does present an opportunity for affordable housing provision, depending on the mix of uses put forward.
SA2 Good Health...	Neutral effect	○	○	○	
SA3 Safety & security...	Neutral effect	○	○	○	
SA4 Vibrant communities...	Neutral effect	○	○	○	
SA5 Culture, leisure...	Positive effect – Maintaining the existing roles of the sub regional town centre and other District town and local centres will overall have a positive impact on cultural leisure and recreational facilities	✓	✓	✓	<i>Likelihood/Certainty</i> Med-high <i>Scale</i> Within the towns catchment area <i>Temp/Perm</i> Perm
SA6 Local needs met locally...	Positive effect – Provision of retail development in accessible locations	✓	✓	✓	<i>Likelihood/Certainty</i> High <i>Scale</i> Within the towns catchment area <i>Temp/Perm</i> Perm This approach seeks to optimise access for local residents particularly those without access to a car by maintaining the roles of sub-regional town centres and other District town and local centres. Retail provision in these areas helps to sustain vibrancy.
SA7 Education & training...	Neutral effect	○	○	○	
Environmental objectives					
SA8 natural environment...	Neutral effect	○	○	○	
SA9 minimal pollution levels...	Positive effect - Provision of retail development in accessible locations	✓	✓	✓	<i>Likelihood/Certainty</i> High <i>Scale</i> Within the towns catchment area <i>Temp/Perm</i> Perm Presents an opportunity for residents to access shopping facilities by public transport and/or walking and therefore the potential to reduce private car use for shopping trips.
SA10 Transport network...	Positive effect - Provision of retail development in accessible locations	✓	✓	✓	<i>Likelihood/Certainty</i> High <i>Scale</i> Within the towns catchment area <i>Temp/Perm</i> Perm Presents an opportunity for residents to access shopping facilities by public transport and/or walking and therefore the potential to reduce private car use for shopping trips.
SA11 Greenhouse gas emissions...	Positive effect - Provision of retail development in accessible locations	✓	✓	✓	<i>Likelihood/Certainty</i> High <i>Scale</i> Within the towns catchment area <i>Temp/Perm</i> Perm Presents an opportunity for residents to access shopping facilities by public transport and/or walking and therefore the potential to reduce private car use for shopping trips.

SA12 energy& natural resources..	Negative effect – Increased retail provision within Harrogate will, in the medium to longer term result in an increase in the use of primary resources and will also increase the demand for energy and generate more waste.	0	x	x	<i>Likelihood/Certainty Med</i> <i>Scale Harrogate</i> <i>Temp/Perm</i> <i>Recommendation for mitigation</i> Some of these impacts can be off set by requiring new developments to utilise energy efficient design, sustainably sourced building materials and recycled materials. The proposed expansion sites within Harrogate are brownfield sites and therefore do represent an efficient use of land
SA13 Historic environment...	Uncertain	?	?	?	The main impact would be in respect of shopping expansion in Harrogate town. This will depend on the scale and design of any new development.
SA14 Quality built environment...	Positive effect – Focussing retail development on existing centres assumes an efficient use of land as brownfield land is more likely to be available. It also promotes the development of communities with accessible facilities, that can be accessed without the use of a car and by public transport	✓	✓	✓	<i>Likelihood/Certainty High</i> <i>Scale Within the towns catchment area</i> <i>Temp/Perm Perm</i> <i>Recommendation for mitigation</i> In seeking to expand the existing shopping area of Harrogate town, new development should be encouraged to increase the resource efficiency of buildings (water, energy, density, use of existing buildings and designing for a longer life span) Consideration should be given to preparing an SPD to ensure the new areas develop in a coherent and sustainable way.
Economic objectives					
SA15 Employment opportunities...	Positive effect – Will provide new retail employment opportunities	✓	✓	✓	<i>Likelihood/Certainty Med</i> <i>Scale Within the towns catchment area</i> <i>Temp/Perm Perm</i>
SA16 Business success...	Positive effect – Maintaining the existing roles of the sub regional town centre and other District town and local centres will support the needs of businesses within these areas	✓	✓	✓	<i>Likelihood/Certainty Med</i> <i>Scale Within the towns catchment area</i> <i>Temp/Perm Perm</i>

SA Objective	Travel: Preferred Option – Reducing the need to travel, improving accessibility to key services and facilities and creating a modern and efficient transportation system				
	• This approach focuses on a package of measures				
	Nature of effect	Assessment of effect			Commentary (Likelihood/certainty of effect occurring; geographical scale of effect; temporary or permanent; Assumptions made; include recommendations for mitigation/improvement)
Short Term		Med Term	Long Term		
Social objectives					
SA1 Quality Housing...	Neutral effect	○	○	○	
SA2 Good Health...	Positive effect – Increasing accessibility to health services. A potential secondary effect is on people's health through improvements to cycling and walking networks which may encourage increased physical activity	✓	✓	✓✓	<i>Likelihood/Certainty</i> Med-high <i>Temp/Perm</i> Perm <i>Scale</i> Across the District Identification of key bus and rail network along with accessibility criteria for determining the location of development, together with the protection and enhancement of existing transport infrastructure presents an opportunity to ensure improved access to health services. The impact is likely to increase over the longer term.
SA3 Safety & security...	Positive effect – Likely to introduce measures to increase road safety and reduce accidents	✓	✓	✓	<i>Likelihood/Certainty</i> Med <i>Temp/Perm</i> Perm <i>Scale</i> Across the District
SA4 Vibrant communities...	Neutral effect	○	○	○	
SA5 Culture, leisure...	Positive effect – Potential to increase access to cultural facilities and venues	✓	✓	✓	<i>Likelihood/Certainty</i> Med <i>Temp/Perm</i> Perm <i>Scale</i> Across the District Identification of key bus and rail network along with accessibility criteria for determining the location of development, together with the protection and enhancement of existing transport infrastructure presents an opportunity to ensure improved access to cultural facilities.
SA6 Local needs met locally...	Positive effect – one of the main thrusts of this approach is to improve accessibility to key services and facilities by ensuring reasonable non-car based travel distances	✓	✓	✓✓	<i>Likelihood/Certainty</i> Med-High <i>Temp/Perm</i> Perm <i>Scale</i> Across the District The impact is likely to be significant in the longer term as more development takes place which has reference to this policy and associated non-car transport infrastructure is improved
SA7 Education & training...	Neutral effect	○	○	○	
Environmental objectives					
SA8 natural environment...	Negative effect – There is the potential for negative effects on biodiversity from transport infrastructure schemes. These may be temporary and related to construction phases.	(x)	(x)	(x)	<i>Likelihood/Certainty</i> Uncertain <i>Temp/Perm</i> <i>Scale</i> Localised to improvement schemes The likely effects are uncertain as there is insufficient information on the nature of improvements to the existing infrastructure and the likelihood of new road schemes being implemented. <i>Recommendation for mitigation:</i> Opportunities to enhance biodiversity along transport improvement schemes should be fully explored.
SA9 minimal pollution levels...	Positive effect -	(✓)	(✓)	(✓)	<i>Likelihood/Certainty</i> Uncertain <i>Temp/Perm</i> <i>Scale</i>

SA10 Transport network...	Positive effect – The preferred approach has a significant effect on increasing access to key resources and services by means other than the car. A secondary effect is the potential to reduce congestion	✓	✓✓	✓✓	<i>Likelihood/Certainty</i> High <i>Temp/Perm</i> Perm <i>Scale</i> Across the District
SA11 Greenhouse gas emissions...	Positive effect – The preferred approach provides an opportunity to reduce car related greenhouse gas emissions. However increased development means that a net increase is likely	(✓)	(✓)	(✓)	<i>Likelihood/Certainty</i> Uncertain <i>Temp/Perm</i> Perm <i>Scale</i> District wide Whilst car related air quality management areas have not been identified in the District there are some areas where air quality is an issue. Consideration should be given to car free developments where appropriate.
SA12 energy & natural resources..	Uncertain	?	?	?	It should be ensured that opportunities to utilise secondary materials and recycled materials in transport improvement schemes are maximised.
SA13 Historic environment...	Positive effect – If there is an overall reduction in traffic and therefore associated pollution then this will have a positive effect on historic buildings and their settings	✓	✓	✓	<i>Likelihood/Certainty</i> Med <i>Temp/Perm</i> Perm <i>Scale</i> District wide
SA14 Quality built environment...	Positive effect	✓	✓	✓✓	<i>Likelihood/Certainty</i> Med-high <i>Temp/Perm</i> Perm <i>Scale</i> District wide
Economic objectives					
SA15 Employment opportunities...	Positive effect – The Preferred Approach looks to increase accessibility to employment by public transport through improvements to transport infrastructure and the location of new development. Travel plans are also required.	✓	✓	✓✓	<i>Likelihood/Certainty</i> Med-high <i>Temp/Perm</i> Perm <i>Scale</i> District wide The impact is likely to be more significant in the longer term as more improvements are made to infrastructure and increased developments located near to bus and rail network
SA16 Business success...	Positive effect – Improved transportation infrastructure is likely to support the needs of the business community by increasing mobility and helping to reduce congestion.	✓	✓	✓✓	<i>Likelihood/Certainty</i> Med-high <i>Temp/Perm</i> Perm <i>Scale</i> District wide (main beneficiary likely to be Harrogate/Knaresborough) The impact is likely to be more significant in the longer term as more improvements are made to infrastructure.

SA Objective	Environmental Improvements: Preferred Option – Environmental Improvements				
	Development and conservation scheme should make a positive contribution to the following: <ul style="list-style-type: none"> • Energy efficiency, renewable energy and recycling • Waste minimisation, minimisation of water consumption and the use of sustainable materials • Townscape, landscape, archaeological and conservation area character • Biodiversity • Visual, general and residential amenity • Good design 				
	Nature of effect	Assessment of effect			Commentary (Likelihood/certainty of effect occurring; geographical scale of effect; temporary or permanent; Assumptions made; include recommendations for mitigation/improvement)
	Short Term	Med Term	Long Term		
Social objectives					
SA1 Quality Housing...	Positive effect – Improve energy efficiency of residential dwellings and see increased use of sustainable building practices	✓	✓✓	✓✓	<i>Likelihood/Certainty</i> Med-high <i>Scale</i> District wide (New development) <i>Temp/Perm</i> Perm The effect will increase over time as more new residential properties are constructed. <i>Recommendation for mitigation</i> Consideration should be given to developing an SPD which comprehensively looks at sustainable construction and design.
SA2 Good Health...	Positive effect – The preferred approach seeks to reduce greenhouse gas emissions which will improve air quality. This will have a secondary effect of improving health.	✓	✓	✓	<i>Likelihood/Certainty</i> Med <i>Scale</i> District wide <i>Temp/Perm</i> Perm <i>Recommendation for mitigation</i> The implementation of this is largely related to reducing the need to travel (related to settlement growth) and improvements to walking, cycling and public transport facilities. However explicit reference should be made in the set of Preferred Option measures for Environmental Improvements to the need to reduce greenhouse gas emissions.
SA3 Safety & security...	Positive effect – Reduces the risk of crime through design measures	✓	✓	✓	<i>Likelihood/Certainty</i> Med-High <i>Scale</i> District wide (New development) <i>Temp/Perm</i> Perm
SA4 Vibrant communities...	Neutral effect	○	○	○	
SA5 Culture, leisure...	Positive effect - The preferred approach offers the potential to preserve, promote and enhance cultural and heritage features in the District through seeking a positive contribution to Townscape, landscape, archaeological and conservation area character.	✓	✓	✓	<i>Likelihood/Certainty</i> Med <i>Scale</i> District wide <i>Temp/Perm</i> Perm <i>Recommendation for mitigation</i> The District contains a world heritage site, historic battlefields and parks and gardens which should also be referred to.
SA6 Local needs met locally...	Positive effect – Secondary effect as result of the need to reduce greenhouse gas emissions. The achievement of which requires new development to well located to public transport	✓	✓	✓	<i>Likelihood/Certainty</i> Med-high <i>Scale</i> District wide <i>Temp/Perm</i> Perm
SA7 Education & training...	Neutral effect	○	○	○	

Environmental objectives					
SA8 natural environment...	Positive effect – conserving and enhancing the District's biodiversity and landscape character	✓✓	✓✓	✓✓	<p><i>Likelihood/Certainty</i> High <i>Scale</i> District wide <i>Temp/Perm</i> Perm (Potential for temporary negative impacts caused during development and prior to mitigation measure being in place) <i>Recommendation for mitigation</i> The true test of this approach will be in the implementation and there is only a limited amount of detail as to how this will happen.</p>
SA9 minimal pollution levels...	Neutral effect	○	○	○	<p>The preferred approach is missing an opportunity to have a positive impact on this SA objective. <i>Recommendation for mitigation</i> Consideration should be given to the need to make reference to minimising pollution including light and noise pollution. There extent to which air quality and contaminated land are issues that need to be addressed in the District should also be explored.</p>
SA10 Transport network...	Positive effect – Secondary effect likely to be the encouragement of more sustainable methods of travel. This will be required to help to reduce greenhouse gas emissions.	✓	✓	✓✓	<p><i>Likelihood/Certainty</i> Med <i>Scale</i> District wide <i>Temp/Perm</i> Perm The effect is likely to occur over the longer term as measures are put in place which will provide an opportunity for modes of travel other than the car.</p>
SA11 Greenhouse gas emissions...	Positive effect – Preferred approach looks to encourage energy efficiency and increased renewable energy use.	✓	✓✓	✓✓	<p><i>Likelihood/Certainty</i> Med-high <i>Scale</i> District wide (New development) <i>Temp/Perm</i> Perm The effect will increase over time as new development occurs <i>Recommendation for mitigation</i> Consideration should be given to developing an SPD which comprehensively looks at sustainable construction and design. This could include reference to energy efficiency and the use of renewable energy</p>
SA12 energy& natural resources..	Positive effect – Preferred approach looks to encourage minimising water consumption, waste minimisation and recycling. Secondary effect is use of brownfield land over Greenfield required to achieve settlement growth patterns that reduce the need to travel	✓	✓✓	✓✓	<p><i>Likelihood/Certainty</i> Med –high <i>Scale</i> District wide <i>Temp/Perm</i> Perm The effect will increase over time as new development occurs <i>Recommendation for mitigation</i> Consideration should be given to developing an SPD which comprehensively looks at sustainable construction and design. This could include reference to energy efficiency and the use of renewable energy, minimising water consumption, waste minimisation and recycling.</p>
SA13 Historic environment...	Positive effect - The preferred approach offers the potential to preserve, promote and enhance cultural and heritage features in the District through seeking a positive contribution to Townscape, landscape, archaeological and conservation area character.	✓	✓	✓	<p><i>Likelihood/Certainty</i> Med <i>Scale</i> District wide <i>Temp/Perm</i> Perm <i>Recommendation for mitigation</i> The District contains a world heritage site, historic battlefields and parks and gardens which should also be referred to.</p>
SA14 Quality built environment...	Positive effect – The Preferred Approach seeks to ensure that new development is of a high quality which supports local distinctiveness and has a positive impact on aspects of the environment, A secondary effect is efficient land use patterns and improved accessibility as a result of the measures required to reduce greenhouse gas emissions	✓✓	✓✓	✓✓	<p><i>Likelihood/Certainty</i> High <i>Scale</i> District wide <i>Temp/Perm</i> Perm Taken together this preferred approach offers a package of measure designed to create a quality built and natural environment. The exact effect of the approach will relate to how it is implemented</p>

Economic objectives					
SA15 Employment opportunities...	Neutral effect	o	o	o	
SA16 Business success...	Neutral effect	o	o	o	

SA Objective	Environmental Protection : Preferred Option – Area based protection policy to restrict inappropriate development				
	The following areas would be protected from inappropriate development				
	<ul style="list-style-type: none"> • Nidderdale Area of Outstanding Natural Beauty • Wildlife sites • Countryside outside Greenbelt and AONB • Green Belt • Local Landscape and Amenity Open Space Designations • Flood risk areas • Groundwater and surface waters 				
Nature of effect	Assessment of effect			Commentary (Likelihood/certainty of effect occurring; geographical scale of effect; temporary or permanent; Assumptions made; include recommendations for mitigation/improvement)	
	Short Term	Med Term	Long Term		
Social objectives					
SA1 Quality Housing...	Negative effect – Area based protection policy may prejudice the provision of affordable housing	○	(x)	(xx)	<i>Likelihood/Certainty</i> Uncertain <i>Scale</i> District wide <i>Temp/Perm</i> The negative effects are uncertain, however if they occur it is likely to be in the medium to longer term. <i>Recommendation for mitigation</i> the potential for development on brownfield land should be fully explored. It should be ensure that development is of an appropriate density to maximise provision whilst maintaining local character and residential amenity
SA2 Good Health...	Positive effect – Secondary effect on health by maintaining access to open countryside and amenity open space which could encourage increased walking and cycling and other sporting activities	✓	✓	✓	<i>Likelihood/Certainty</i> Med <i>Scale</i> District wide <i>Temp/Perm</i> Perm An SPD on open space is being prepared which sets out the approach to open space provision
SA3 Safety & security...	Neutral effect	○	○	○	
SA4 Vibrant communities...	Neutral effect	○	○	○	
SA5 Culture, leisure...	Positive effect - Maintains access to open countryside and amenity open space.	✓	✓	✓	<i>Likelihood/Certainty</i> Med-High <i>Scale</i> District wide <i>Temp/Perm</i> Perm Recreation is an acceptable use in the countryside and greenbelt and there may be potential to expand provision perhaps related to leisure tourism
SA6 Local needs met locally...	Neutral effect	○	○	○	
SA7 Education & training...	Neutral effect	○	○	○	

Environmental objectives					
SA8 natural environment...	Positive effect – Preferred approach seeks to protect wildlife habitats and countryside character. Reference is also made to the protection of surface waters	✓✓	✓✓	✓✓	<i>Likelihood/Certainty</i> High <i>Scale</i> District wide <i>Temp/Perm</i> Perm <i>Recommendation for mitigation</i> Opportunities for creating new habitats/ enhancing the existing environment should be referred to.
SA9 minimal pollution levels...	Positive effect – Protection of surface water and groundwaters	✓	✓	✓	<i>Likelihood/Certainty</i> High <i>Scale</i> District wide <i>Temp/Perm</i> Perm Success of this approach will depend on the measures proposed and how this is implemented.
SA10 Transport network...	Positive – Secondary effect of ensuring that development s generally located in areas accessed by means other than the car.	✓	✓	✓	<i>Likelihood/Certainty</i> Med <i>Scale</i> District wide <i>Temp/Perm</i> Perm
SA11 Greenhouse gas emissions...	Positive effect – Looks to protect people and property from flood risk. The preferred approach also acknowledges that there is a need to manage the effects of climate change now and in the future.	✓	✓	✓	<i>Likelihood/Certainty</i> Med <i>Scale</i> District wide <i>Temp/Perm</i> Perm Consideration will need to be given to the use of Sustainable Urban Drainage Systems and how these can be effectively incorporated into new development. Further consideration should be given to this issue
SA12 energy& natural resources..	Positive effect – Secondary effect will be to locate development in more urban areas therefore representiing an efficient use of land (brownfield over Greenfield) and protection of agricultural land	✓	✓	✓	<i>Likelihood/Certainty</i> Med <i>Scale</i> District wide <i>Temp/Perm</i> Perm
SA13 Historic environment...	Positive effect – Will provide additional protection to the historic environment in the areas covered by the preferred approach. It also has the potential to protect the settings of historical areas	✓	✓	✓	<i>Likelihood/Certainty</i> Med <i>Scale</i> District wide <i>Temp/Perm</i> Perm
SA14 Quality built environment...	Positive effect – to prevent inappropriate development in flood risk areas. A secondary effect is efficient land use patterns and improved accessibility as a result of restricting development in the areas set out in the preferred approach	✓	✓	✓	<i>Likelihood/Certainty</i> Med <i>Scale</i> District wide <i>Temp/Perm</i> Perm <i>Recommendation for mitigation</i> Some reference may be appropriate as to how flood plains will be protected. The SFRA and PPS25 Sequential Test and Exceptions Test will inform where development is inappropriate. Consideration will need to be given to the use of Sustainable Urban Drainage Systems and how these can be effectively incorporated into new development. Further consideration should be given to this issue
Economic objectives					
SA15 Employment opportunities...	Negative effect – Restrict the potential to develop employment sites	✗	✗	✗	<i>Likelihood/Certainty</i> Med <i>Scale</i> District wide <i>Temp/Perm</i> Perm
SA16 Business success...	Negative – restriction on development in the countryside and designated areas could have a harmful impact on rural diversification	(✗)	(✗)	(✗)	<i>Likelihood/Certainty</i> Uncertain <i>Scale</i> Rural Areas <i>Temp/Perm</i>

SA Objective	Inclusive communities: Preferred Option – To support the needs of all sections of the Districts populations				
	<ul style="list-style-type: none"> This approach would look to support the following: the: elderly, young, and rural populations; reduce the fear of crime and anti-social behaviour, provision of accessible community facilities 				
	Nature of effect	Assessment of effect			Commentary (Likelihood/certainty of effect occurring; geographical scale of effect; temporary or permanent; Assumptions made; include recommendations for mitigation/improvement)
Short Term		Med Term	Long Term		
Social objectives					
SA1 Quality Housing...	Positive effect – This looks to make housing available for specific groups and therefore help to meet those in housing need	✓	✓	✓	<i>Likelihood/Certainty</i> Med <i>Scale</i> District wide <i>Temp/Perm</i> The Council is undertaking a Housing Needs survey and this will look at the needs of the young, elderly and those living in rural areas. This should help to steer the appropriate mix of housing in an allocations DPD.
SA2 Good Health...	Positive effect – Provision of health facilities which will have benefits for the wider community not just the elderly	✓	✓	✓	<i>Likelihood/Certainty</i> Med <i>Scale</i> District wide <i>Temp/Perm</i> Perm This is likely to be delivered through the Preferred Approach to Community and Other Infrastructure
SA3 Safety & security...	Positive effect – Focus on reducing the fear of crime and the incidence of anti-social behaviour	✓	✓	✓	<i>Likelihood/Certainty</i> Med <i>Scale</i> District wide <i>Temp/Perm</i> Perm <i>Recommendation for mitigation</i> Appropriate links to other plans and strategies will be required to ensure that the maximum benefit can be achieved. The extent to which the LDF can influence this may be limited. The main area of implementation is likely to be through the Preferred Approach for Environmental Improvement (design)
SA4 Vibrant communities...	Positive effect – Could result in an improvement and increase in community facilities. Focus of the preferred approach is on creating inclusive communities and reducing social disadvantage	✓	✓	✓	<i>Likelihood/Certainty</i> Med-High <i>Scale</i> District wide <i>Temp/Perm</i> Perm
SA5 Culture, leisure...	Positive effect – Affords the opportunity to provide improvement to recreation and leisure facilities	✓	✓	✓	<i>Likelihood/Certainty</i> Med-High <i>Scale</i> <i>Temp/Perm</i> Perm
SA6 Local needs met locally...	Positive – The thrust of the preferred approach is to create inclusive communities. The secondary effect of this is to ensure appropriate facilities are available to serve communities	✓	✓	✓	<i>Likelihood/Certainty</i> Med-High <i>Scale</i> <i>Temp/Perm</i> Perm
SA7 Education & training...	Positive effect – Improved education provision could help to promote lifelong learning	✓	✓	✓	<i>Likelihood/Certainty</i> Med-High <i>Scale</i> <i>Temp/Perm</i> Perm
Environmental objectives					
SA8 natural environment...	Neutral effect	○	○	○	
SA9 minimal pollution levels...	Neutral effect	○	○	○	

SA10 Transport network...	Positive effect – Preferred approach looks specifically at the needs of the rural population and those with poor mobility and the supply of accessible facilities.	✓	✓	✓	<i>Likelihood/Certainty Med Scale Temp/Perm Perm</i> Creating inclusive communities which have access to a range of services and facilities by a range of transport modes will be influenced by the Preferred Approach for travel and the pattern of settlement growth.
SA11 Greenhouse gas emissions...	Neutral effect	○	○	○	
SA12 energy& natural resources..	Neutral effect	○	○	○	
SA13 Historic environment...	Neutral effect	○	○	○	
SA14 Quality built environment...	Neutral effect	○	○	○	
Economic objectives					
SA15 Employment opportunities...	Neutral effect	○	○	○	Consideration should maybe be given to the potential for enhanced employment opportunities for particular groups for example in rural areas through increased diversification or remote working/working from home initiatives.
SA16 Business success...	Neutral effect	○	○	○	

SA Objective	Community and other Infrastructure : Preferred Option - Developers to provide for, and/or contribute towards the community and other infrastructure needs generated directly by their development				
	<ul style="list-style-type: none"> This will require provision/contributions to cover a range of infrastructure eg, schools, health & social care, community and recreation facilities, transport infrastructure, waste recycling, drainage/flood prevention measures, environmental mitigation and improvements 				
	Nature of effect	Assessment of effect			Commentary (Likelihood/certainty of effect occurring; geographical scale of effect; temporary or permanent; Assumptions made; include recommendations for mitigation/improvement)
Short Term		Med Term	Long Term		
Social objectives					
SA1 Quality Housing...	Neutral effect	o	o	o	
SA2 Good Health...	Positive effect – Contributions could result in the provision/improvement of health and social care facilities.	✓✓	✓✓	✓✓	<i>Likelihood/Certainty</i> Med-High <i>Scale</i> <i>Temp/Perm</i> Perm An indirect effect could be the encouragement of more participation in sport through improvements to sport and recreational facilities <i>Recommendations for mitigation/Improvement</i> It should be ensured wherever possible that contributions are used to improve or create additional facilities. An SPD is being prepared which sets out the approach to developer contributions on open space and sport and recreation
SA3 Safety & security...	Neutral effect	o	o	o	
SA4 Vibrant communities...	Positive effect – Could result in an improvement and increase in community facilities	✓✓	✓✓	✓✓	<i>Likelihood/Certainty</i> Med-High <i>Scale</i> <i>Temp/Perm</i> Perm <i>Recommendations for mitigation/Improvement</i> It should be ensured wherever possible that contributions are used to improve or create additional facilities
SA5 Culture, leisure...	Positive effect – Affords the opportunity to provide improvement to recreation and leisure facilities	✓✓	✓✓	✓✓	<i>Likelihood/Certainty</i> Med-High <i>Scale</i> <i>Temp/Perm</i> Perm <i>Recommendations for mitigation/Improvement</i> It should be ensured wherever possible that contributions are used to improve or create additional facilities
SA6 Local needs met locally...	Positive effect – By seeking contributions to community facilities there is the potential to increase access	✓✓	✓✓	✓✓	<i>Likelihood/Certainty</i> Med-High <i>Scale</i> <i>Temp/Perm</i> Perm
SA7 Education & training...	Positive effect – Improved education provision could help to promote lifelong learning	✓	✓	✓	<i>Likelihood/Certainty</i> Med-High <i>Scale</i> <i>Temp/Perm</i> Perm

Environmental objectives					
SA8 natural environment...	Positive effect – Development contributions that provide environmental mitigation and improvements will have a positive impact on the natural environment. The extent of the impact will depend on the range of measures covered by this approach	(✓)	(✓)	(✓)	<i>Likelihood/Certainty</i> Uncertain <i>Scale</i> <i>Temp/Perm</i> Perm <i>Recommendations for mitigation/Improvement</i> The range of measures envisaged as appropriate under environmental mitigation and improvement should be set out to ensure that the benefits are maximised
SA9 minimal pollution levels...	Positive effect -	✓	✓	✓	
SA10 Transport network...	Positive effect – Contributions to transport infrastructure provides an opportunity to improve alternative modes of transport to the car.	✓	✓	✓	<i>Likelihood/Certainty</i> Med <i>Scale</i> <i>Temp/Perm</i> Perm
SA11 Greenhouse gas emissions...	Positive effect – Investment in transport infrastructure could help to reduce greenhouse gas emissions. The approach also requires a contribution/provision of drainage and flood prevention measures	✓	✓	✓	<i>Likelihood/Certainty</i> Med <i>Scale</i> <i>Temp/Perm</i> The extent to which improvements in transport infrastructure provision will reduce in a modal shift away from the car is uncertain. The range of measures envisaged as appropriate under environmental mitigation and improvement should be set out to ensure that the benefits are maximised.
SA12 energy& natural resources..	Neutral effect	○	○	○	
SA13 Historic environment...	Neutral effect	○	○	○	
SA14 Quality built environment...	Positive effect – The thrust of this approach is to secure an improvement in the quality of the built environment through the provision of or contribution to infrastructure provision	✓✓	✓✓	✓✓	<i>Likelihood/Certainty</i> Med <i>Scale</i> <i>Temp/Perm</i> Perm
Economic objectives					
SA15 Employment opportunities...	Neutral effect	○	○	○	
SA16 Business success...	Neutral effect	○	○	○	

CUMULATIVE ASSESSMENT OF PREFERRED OPTIONS

	Sustainability Objectives															
	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
Matching housing growth with housing need	✓	○	○	✓	○	✓	○	(x)	(x)	x	x	x	(x)	(x)	✓	✓
Identification of sustainable villages	✓	(✓)	○	✓	(✓)	✓	(✓)	x	(x)	✓	x	x	(x)	✓	○	○
Conservation of the Countryside & Green Belt	✓	○	○	✓	?	✓	○	(x)	(x)	x	x	(x)	?	(x)	✓	(✓)
Managed release of housing	✓	○	○	○	○	✓	○	○	○	○	○	○	○	○	○	✓
Qualifying site size threshold – 2 or more dwellings	✓	○	○	✓	○	✓	○	○	○	○	○	○	○	○	○	✓
Target figure for affordable housing – 50%	✓	○	○	✓	○	(✓)	○	○	○	○	○	○	○	○	○	✓
Commuted provision where on site provision is not viable	(✓)	○	○	(✓)	○	(✓)	○	○	○	○	○	○	○	○	○	✓
100% affordable housing as rural exception sites	✓	○	○	✓	○	✓	○	(x)	(x)	x	x	x	?	x	○	✓
Small scale new build adjacent to rural conversions	✓	○	○	✓	○	✓	○	(x)	x	x	x	x	x	✓	○	✓
Protect the best performing employment sites / allow some release of others	✓	○	○	○	✓	✓	○	✓	✓	?	x	x	?	✓	✓	x
Promote additional employment land in Harrogate/ Knaresborough/Boroughbridge	○	○	○	○	✓	✓	○	(x)	x	?	x	x	(x)	x	✓	✓
Maintain the economic role of the Borough	○	(✓)	○	(✓)	✓	✓	(✓)	○	○	○	○	○	○	○	✓	✓
Supporting conference and business tourism	○	○	○	○	✓	✓	○	○	○	(✓)	○	○	✓	✓	✓	✓
Shopping growth in Harrogate. Maintain role of other centres	○	○	○	○	✓	✓	○	○	✓	✓	✓	x	?	✓	✓	✓
Travel	○	✓	✓	○	✓	✓	○	(x)	✓	✓	?	(x)	✓	✓	✓	✓
Environmental Improvements	✓	✓	✓	○	✓	✓	○	✓	○	✓	✓	✓	✓	✓	○	○
Area based policy to restrict inappropriate development	(x)	✓	○	○	✓	○	○	✓	✓	✓	✓	✓	✓	✓	x	(x)
To support the needs of all sections of the population	✓	✓	✓	✓	✓	✓	✓	○	○	✓	○	○	○	○	○	○
Gypsies and Travellers	○	(✓)	○	(✓)	○	(✓)	○	✓	○	(✓)	○	○	✓	(✓)	○	○
Community and other infrastructure provision	○	✓	○	✓	✓	✓	✓	(✓)	✓	✓	✓	○	○	✓	○	○

ASSESSMENT OF CHANGES TO THE CORE STRATEGY

SA Objective	SG3: Policy relating to development within the countryside and Green Belt (This replaces PO 3 Other Settlements and the countryside)				
	Strict control over new development will be applied and the following developments will be encouraged: <ul style="list-style-type: none"> Affordable housing in compliance with Policy HLP3 and 4 Rural building conversions Community facilities and employment which cannot be met within the settlement's development limits, and is essential for the creation of a sustainable community Sustainable rural enterprises, including tourism, renewable energy and farm diversification Affordable housing will not be classified as inappropriate development within the Green Belt				
	Nature of effect	Assessment of effect			Commentary (Likelihood/certainty of effect occurring; geographical scale of effect; temporary or permanent; Assumptions made; include recommendations for mitigation/improvement)
	Short Term	Med Term	Long Term		
Social objectives					
SA1 Quality Housing...	Positive effect – provision of affordable housing through the release of rural exception sites and small scale new build adjacent to suitable rural conversions	✓✓	✓✓	✓✓	<i>Likelihood/Certainty</i> Med-High <i>Scale</i> Rural areas <i>Tem/Perm</i> The allocation of rural exception sites within the LDF will provide an additional degree of certainty that affordable provision will be made. However the implementation of this policy is reliant on landowners agreeing to the development of land for affordable housing. Monitoring should be in place to ensure that sites allocated do come to fruition. The alternative may be the need to consider compulsory purchase to secure development in the public interest
SA2 Good Health...	Neutral effect	○	○	○	
SA3 Safety & security...	Neutral effect	○	○	○	
SA4 Vibrant communities...	Positive effect – Provision of affordable housing will contribute to creating mixed, well balanced communities	✓	✓	✓	<i>Likelihood/Certainty</i> Med-High <i>Scale</i> Rural areas <i>Tem/Perm</i> Providing affordable housing in rural areas is important in that it can help younger people move to or remain in the rural locality and thereby helping to create more balanced, sustainable communities
SA5 Culture, Leisure...	Uncertain	?	?	?	Innovative and sustainable enterprises may conceivably relate to leisure and recreational use <i>Recommendation for mitigation</i> Need to ensure that innovative and sustainable enterprise is adequately and meaningfully defined. There may be scope to make specific reference to leisure, recreation and cultural pursuits to support the tourism policies
SA6 Local needs met locally...	Positive effect – Provision of community facilities and affordable housing	✓	✓	✓	<i>Likelihood/Certainty</i> Med <i>Scale</i> Rural areas <i>Tem/Perm</i>
SA7 Education & training...	Neutral effect	○	○	○	
Environmental objectives					

SA8 natural environment...	Negative – Development in rural areas can have a negative impact on the surrounding countryside and any designations.	(*)	(*)	(*)	<i>Likelihood/Certainty</i> Uncertain <i>Scale</i> Rural areas/open countryside <i>Temp/Perm</i> Perm There is the potential for additional development to have a negative impact on biodiversity and the natural environment. At the Core Strategy level without the locational details it is difficult to predict with any certainty. The exact nature of the impact will depend on numbers, location and remedial action. <i>Recommendation for mitigation</i> These issues could be covered in a strategic policy for the protection and enhancement of the natural environment, to include a requirement for developments to maintain and where appropriate enhance the biodiversity of the District.
SA9 minimal pollution levels...	Negative – Potential for new development to have an impact on surface and groundwater quality, air quality through increased car usage. Development in rural areas is more likely to be on greenfield land resulting in loss of soils to development	(*)	(*)	(*)	<i>Likelihood/Certainty</i> Uncertain <i>Scale</i> Rural areas <i>Temp/Perm</i> <i>Recommendation for mitigation</i> New development brings with it the potential to have a detrimental impact on the environment. It will be important to ensure that appropriate mitigation measures are in place., such as green travel plans, and ensuring that adequate drainage infrastructure is in place, including Sustainable Urban Drainage Systems
SA10 Transport network...	Negative - Development within the countryside would result in unsustainable transport patterns by encouraging car travel to access jobs and services, although the extent of development is such that the impact would be small	x	x	x	<i>Likelihood/Certainty</i> Med-High <i>Scale</i> Rural Areas <i>Temp/Perm</i> Developments in the countryside are unlikely to have access to a regular bus service. This will necessitate the use of car travel to access jobs and services. It is unlikely that the scale of development proposed will result in an increase in public transport provision
SA11 Greenhouse gas emissions...	Negative – New development will increase the use of primary resources and will also increase the demand for energy and generate more waste. Parts of the District are affected by flooding and this may have a potential impact	x	x	x	<i>Likelihood/Certainty</i> High <i>Scale</i> Rural areas <i>Temp/Perm</i> <i>Recommendation for mitigation</i> Some of these impacts can be off set by requiring new developments to utilise energy efficient design, sustainably sourced building materials and recycled materials. Consideration needs to be given to incorporating recycling and composting schemes into new developments to encourage recycling and re-use of waste. Development should be directed away from Flood Risk areas informed by the SFRA and PPS25 Sequential/Exceptions Tests
SA12 energy& natural resources..	Negative – New development will increase the use of primary resources and will also increase the demand for energy and generate more waste. This may be off set by development of renewable energy projects	(*)	(*)	(*)	<i>Likelihood/Certainty</i> Uncertain <i>Scale</i> Rural areas <i>Temp/Perm</i> <i>Recommendation for mitigation</i> Some of these impacts can be off set by requiring new developments to utilise energy efficient design, sustainably sourced building materials and recycled materials. Consideration needs to be given to incorporating recycling and composting schemes into new developments to encourage recycling and re-use of waste
SA13 Historic environment...	Uncertain	?	?	?	Difficult to assess the impact. It will depend on the location and scale of development
SA14 Quality built environment...	Negative effect – This approach has the potential to have a negative effect on the character of rural areas and may increase travel requirements	(*)	(*)	(*)	<i>Likelihood/Certainty</i> Uncertain <i>Scale</i> Rural areas <i>Temp/Perm</i>

Economic objectives					
SA 15 Employment opportunities...	Positive effect – Provides support for rural economy, including existing agriculture and providing opportunity to diversify employment opportunities in rural areas	✓	✓	✓	<i>Likelihood/Certainty</i> Med <i>Scale</i> Rural areas <i>Temp/Perm</i> Perm <i>Recommendation for mitigation</i> Need to ensure that innovative and sustainable enterprise is adequately and meaningfully defined.
SA16 Business success...	Positive effect – Re-use of rural buildings provides an opportunity to provide new business sites	(✓)	(✓)	(✓)	<i>Likelihood/Certainty</i> Uncertain <i>Scale</i> Rural Areas <i>Temp/Perm</i> <i>Recommendation for mitigation</i> Consideration should be given to providing greater clarity in the policy as to the relative merits of an economic re-use of a rural building or a housing conversion

SA Objective	SG5 : Managed release of housing land (This replaces the previous approach which focused on Priority Release in Market Towns)				
	Land will be allocated, released and phased to ensure delivery of new dwellings broadly matches expected rate of completions (ie delivers 400 dwelling per year). This will be reviewed annually.				
	Nature of effect	Assessment of effect			Commentary (Likelihood/certainty of effect occurring; geographical scale of effect; temporary or permanent; Assumptions made; include recommendations for mitigation/improvement)
Short Term		Med Term	Long Term		
Social objectives					
SA1 Quality Housing...	Positive effect – Enabling the timely release of land for housing will help to secure the provision of affordable housing	✓	✓	✓	<i>Likelihood/Certainty</i> Med-High <i>Scale</i> District wide <i>Temp/Perm</i> Perm
SA2 Good Health...	Neutral effect	○	○	○	
SA3 Safety & security...	Neutral effect	○	○	○	
SA4 Vibrant communities...	Neutral effect	○	○	○	
SA5 Culture, Leisure...	Neutral effect	○	○	○	
SA6 Local needs met locally...	Positive effect – Effective phasing of housing release helps to provide appropriate housing for local needs. It also supports the vibrancy of settlements	✓	✓	✓	<i>Likelihood/Certainty</i> Med-High <i>Scale</i> District wide <i>Temp/Perm</i> Perm
SA7 Education & training...	Neutral effect	○	○	○	
Environmental objectives					
SA8 natural environment...	Neutral effect	○	○	○	
SA9 minimal pollution levels...	Neutral effect	○	○	○	
SA10 Transport network...	Neutral effect	○	○	○	
SA11 Greenhouse gas emissions...	Neutral effect	○	○	○	
SA12 energy& natural resources..	Neutral effect	○	○	○	
SA13 Historic environment...	Neutral effect	○	○	○	
SA14 Quality built environment...	Neutral effect	○	○	○	
Economic objectives					
SA 15 Employment opportunities...	Neutral effect	○	○	○	
SA16 Business success...	Positive effect – Availability of housing can help businesses recruit staff	✓	✓	✓	<i>Likelihood/Certainty</i> Med <i>Scale</i> District wide <i>Temp/Perm</i> Perm

SA Objective	JB2 : Supporting conference and business tourism. This amplifies the Preferred Option 'Supporting the Local Economy'.				
	This approach would				
	a) Resist proposals which undermine conference and business tourism to the detriment of the vitality and viability of the town centre b) Protect the supporting infrastructure in terms of hotel room space c) Support the expansion and re-development of Harrogate International Centre d) Secure significant improvements to accessibility between the Yorkshire Showground and the town centre				
Nature of effect	Assessment of effect			Commentary (Likelihood/certainty of effect occurring; geographical scale of effect; temporary or permanent; Assumptions made; include recommendations for mitigation/improvement)	
	Short Term	Med Term	Long Term		
Social objectives					
SA1 Quality Housing...	Neutral effect	o	o	o	
SA2 Good Health...	Neutral effect	o	o	o	
SA3 Safety & security...	Neutral effect	o	o	o	
SA4 Vibrant communities...	Neutral effect	o	o	o	
SA5 Culture, Leisure...	Positive effect - Conference and business tourism enables the development of a wider range of cultural, leisure and recreational facilities than would other wise be available in a town the size of Harrogate	✓✓	✓✓	✓✓	<i>Likelihood/Certainty High Scale Harrogate Town Tem/Perm Perm</i>
SA6 Local needs met locally...	Positive effect - Supports the vibrancy of the town centre	✓	✓	✓	<i>Likelihood/Certainty High Scale Harrogate Town Tem/Perm Perm</i>
SA7 Education & training...	Neutral effect	o	o	o	
Environmental objectives					
SA8 natural environment...	Neutral effect	o	o	o	
SA9 minimal pollution levels...	Neutral effect	o	o	o	
SA10 Transport network...	Positive effect – The approach looks to improve accessibility between the Yorkshire Showground and the town centre – this will bring mutual benefits	(✓)	(✓)	(✓)	<i>Likelihood/Certainty Uncertain Scale Harrogate Town Temp/Perm Recommendation for mitigation Further work should be undertaken to maximise accessibility from this site into the town centre</i>
SA11 Greenhouse gas emissions...	Neutral effect	o	o	o	
SA12 energy& natural resources..	Neutral effect	o	o	o	
SA13 Historic environment...	Positive effect – Many of the hotels that successfully operate in the town are located in either listed buildings or in the Conservation Area. These buildings are generally in good condition because there is business confidence to invest in maintenance and improvement	✓✓	✓✓	✓✓	<i>Likelihood/Certainty Med-High Scale Harrogate Town Tem/Perm Perm Recommendation for mitigation Continued success of existing hotels is also important to the conference business. Policies should be in place to protect existing hotels and to support new provision in appropriate locations in the town.</i>

SA14 Quality built environment...	Positive effect – Supports an important part of the economy which in turn maintains the high quality design and local distinctiveness	✓	✓	✓	<i>Likelihood/Certainty Med-High Scale Harrogate Town Temp/Perm</i>
Economic objectives					
SA 15 Employment opportunities...	Positive effect – Conference and business tourism is an important employment sector in the local economy and this approach will support potentially increase job numbers	✓✓	✓✓	✓✓	<i>Likelihood/Certainty Med Scale District wide Tem/Perm</i>
SA16 Business success...	Positive effect – It will provide support for existing businesses and create business confidence to encourage investment. It encourages the expansion of Harrogate Conference Centre	✓✓	✓✓	✓✓	<i>Likelihood/Certainty Med-High Scale Harrogate Town Tem/Perm Perm</i>

SA Objective	TRA3: Travel Management (New Policy)				
	Identifies areas where the Council will work with the County Council and other transport providers to implement measures to reduce traffic congestion and improve accessibility. Proposals include:				
	<ul style="list-style-type: none"> • improvements to services and infrastructure to improve public transport provision, walking and cycling • preparation of a District wide parking strategy • preparation of a Harrogate and Knaresborough Area Plan DPD for Harrogate town centre. 				
Nature of effect	Assessment of effect			Commentary (Likelihood/certainty of effect occurring; geographical scale of effect; temporary or permanent; Assumptions made; include recommendations for mitigation/improvement)	
	Short Term	Med Term	Long Term		
Social objectives					
SA1 Quality Housing...	Neutral effect	○	○	○	
SA2 Good Health...	Positive effect – Secondary health benefits through improving infrastructure for walking and cycling which may encourage more people to take regular exercise	✓	✓	✓	<i>Likelihood/Certainty</i> Low-Med <i>Scale</i> District wide <i>Temp/Perm</i>
SA3 Safety & security...	Positive effect – Improvements to walking and cycling infrastructure should improve safety	✓	✓	✓	<i>Likelihood/Certainty</i> Med <i>Scale</i> District wide <i>Temp/Perm</i> Safety issues are specifically referenced in respect of Harrogate and Knaresborough Area Plan DPD
SA4 Vibrant communities...	Neutral effect	○	○	○	
SA5 Culture, Leisure...	Positive effect – Reducing congestion and improving connectivity would help to support Harrogate International Centre	✓	✓	✓	<i>Likelihood/Certainty</i> Low-Med <i>Scale</i> District wide <i>Temp/Perm</i>
SA6 Local needs met locally...	Neutral effect	○	○	○	
SA7 Education & training...	Neutral effect	○	○	○	
Environmental objectives					
SA8 natural environment...	Uncertain -	?	?	?	The likely effects are uncertain as there is insufficient information on the nature of improvements to the existing infrastructure and the likelihood of new road schemes being implemented. <i>Recommendation for mitigation:</i> Opportunities to enhance biodiversity along transport improvement schemes should be fully explored.
SA9 minimal pollution levels...	Positive effect – Offers the potential to reduce car born travel and congestion which in turn has an impact on air quality	(✓)	(✓)	(✓)	<i>Likelihood/Certainty</i> Uncertain <i>Temp/Perm</i> Perm <i>Scale</i> District wide Whilst car related air quality management areas have not been identified in the District there are some areas where air quality is an issue
SA10 Transport network...	Positive effect – The thrust of this option is to secure improvements to transport infrastructure with particular emphasis on public transport provision and reducing congestion	✓	✓✓	✓✓	<i>Likelihood/Certainty</i> Med-High <i>Scale</i> District wide (Particular emphasis on Harrogate/Knaresborough) <i>Temp/Perm</i> Perm The impact is likely to be more significant in the Medium/longer term as infrastructure improvements come on stream

SA11 Greenhouse gas emissions...	Positive effect – The preferred approach provides an opportunity to reduce car related greenhouse gas emissions	(✓)	(✓)	(✓)	<i>Likelihood/Certainty</i> Uncertain <i>Temp/Perm</i> Perm <i>Scale</i> District wide
SA12 energy& natural resources..	Neutral effect	○	○	○	
SA13 Historic environment...	Positive effect –If there is an overall reduction in traffic and therefore associated pollution then this will have a positive effect on historic buildings and their settings	✓	✓	✓	<i>Likelihood/Certainty</i> Med <i>Temp/Perm</i> Perm <i>Scale</i> District wide
SA14 Quality built environment...					
Economic objectives					
SA 15 Employment opportunities...	Positive effect - The Preferred Approach looks to increase accessibility by public transport through improvements to transport infrastructure.	✓	✓	✓✓	<i>Likelihood/Certainty</i> Med-high <i>Temp/Perm</i> Perm <i>Scale</i> District wide
SA16 Business success...	Positive effect – The combination of improved connectivity between Harrogate/Knaresborough and York and Leeds which will support business success and could encourage inward investment (Spin off industries from Leeds-City Region) Helping to reduce congestion should also have a positive effect.	✓	✓	✓✓	<i>Likelihood/Certainty</i> Med-High <i>Scale</i> Mainly Harrogate/Knaresborough <i>Temp/Perm</i> Perm The impact is likely to be more significant in the longer term as infrastructure improvements come on stream

SA Objective	RC2 : Gypsies and Travellers (New Policy)				
	<ul style="list-style-type: none"> Seeks to make provision for additional gypsy and traveller sites through extensions to existing sites or if this is not possible identifying new sites well related to A and B Settlements 				
	Nature of effect	Assessment of effect			Commentary (Likelihood/certainty of effect occurring; geographical scale of effect; temporary or permanent; Assumptions made; include recommendations for mitigation/improvement)
Short Term		Med Term	Long Term		
Social objectives					
SA1 Quality Housing...	Neutral effect	○	○	○	
SA2 Good Health...	Positive effect – Providing sites well located to A and B settlements will provide improved access to health services	(✓)	(✓)	(✓)	<i>Likelihood/Certainty Uncertain Scale Traveller population Temp/Perm Recommendation for mitigation</i>
SA3 Safety & security...	Neutral effect	○	○	○	
SA4 Vibrant communities...	Positive effect – Providing sites well located to A and B settlements will ensure a reasonable level of access to services and facilities thereby helping to reduce social isolation	(✓)	(✓)	(✓)	<i>Likelihood/Certainty Uncertain Scale Traveller population Temp/Perm Recommendation for mitigation</i>
SA5 Culture, Leisure...	Neutral effect	○	○	○	
SA6 Local needs met locally...	Positive effects (See comments made under SA4)	(✓)	(✓)	(✓)	<i>Likelihood/Certainty Uncertain Scale Traveller population Temp/Perm Recommendation for mitigation</i>
SA7 Education & training...	Neutral effect	○	○	○	
Environmental objectives					
SA8 natural environment...	Positive effect – Policy criterion makes reference to need to avoid adverse impact on the natural environment.	✓	✓	✓	<i>Likelihood/Certainty Med Scale District wide Temp/Perm Land that could accommodate and extension to the existing sites is not an international or nationally designated sites</i>
SA9 minimal pollution levels...	Neutral effect	○	○	○	Scale of development likely to have negligible impact
SA10 Transport network...	Positive effect – The policy requires that sites are well located to A and B settlements and therefore provides reasonable access to a range of services and facilities	(✓)	(✓)	(✓)	<i>Likelihood/Certainty Uncertain Scale District wide Temp/Perm</i>
SA11 Greenhouse gas emissions...	Neutral effect	○	○	○	Scale of development likely to have negligible impact
SA12 energy& natural resources..	Neutral effect	○	○	○	Scale of development likely to have negligible impact
SA13 Historic environment...	Positive effect – Policy criterion makes reference to need to avoid adverse impact on the historic environment.	✓	✓	✓	<i>Likelihood/Certainty Med Scale District wide Temp/Perm</i>

SA14 Quality built environment...	Positive -	(✓)	(✓)	(✓)	<i>Likelihood/Certainty Scale Temp/Perm</i>
Economic objectives					
SA 15 Employment opportunities...	Neutral effect	o	o	o	
SA16 Business success...	Neutral effect	o	o	o	