

## Harrogate North West

SA Objective	Site Ref:	H2: Land west of Oaker Bank – 28.2 ha proposed for mixed use development
	Performance	Commentary
<b>1. Quality housing available to everyone</b>		
<ul style="list-style-type: none"> <li>Will it make housing available to people in need?</li> </ul>	+	Site size would allow the Council to negotiate for an element of affordable housing under current policy Site size will be capable of delivering more than 30 affordable homes
<ul style="list-style-type: none"> <li>Will it improve energy efficiency in housing?</li> <li>Will it increase the use of sustainable building practices?</li> </ul>	?	
<b>2. Conditions and services to engender good health</b>		
<ul style="list-style-type: none"> <li>Will it promote positive health and prevent ill health?</li> <li>Will it encourage healthy lifestyles?</li> </ul>	+	Site is within 1km of amenity open space and within 3km of an outdoor sports facility. In addition the site size is of sufficient size to incorporate new amenity open space and play area. This could have a secondary effect on improving health by ensuring provision of recreational open space/encouraging physical activity
	+	
<b>3. Safety and security for people and property</b>		
<ul style="list-style-type: none"> <li>Will it reduce crime and disorder through design measures?</li> </ul>	?	See comments regarding mitigation which relate to all sites
<b>4. Vibrant communities which participate in decision making</b>		
<ul style="list-style-type: none"> <li>Will it improve and increase community facilities?</li> <li>Will it reduce the potential for social isolation with particular regard to disadvantaged groups?</li> </ul>	?	The size of the site is capable of providing mixed uses incorporating community facilities Provision of affordable housing and community facilities will contribute to creating mixed, well balanced communities, thereby helping to reduce social isolation
	+	
<b>5. Culture, leisure and recreation activities available to all</b>		
<ul style="list-style-type: none"> <li>Will it increase availability and accessibility of culture/leisure/recreation activities/venues?</li> <li>Will it preserve, promote and enhance culture in the District?</li> </ul>	+	The size of the site provides the opportunity to meet the recreational needs of the area in addition to its own open space requirements
	0	
<b>6. Local needs met locally</b>		
<ul style="list-style-type: none"> <li>Will it ensure that everyone has access to essential services &amp; resources within reasonable non car based travelling distance?</li> <li>Will it provide appropriate housing for local needs?</li> <li>Will it support the vibrancy of town and village centres?</li> </ul>	-	The site schedule indicates a negative score for accessibility to jobs, shops and services and therefore residents are considered to be unable to access services and commute to work by non-car modes. The site is large enough to incorporate the provision of many services and facilities on site, including access to public transport - mitigation See comments made under objective 1
	+	
	0	
<b>7. Education and training opportunities which build on the skills and capacity of the population</b>		
<ul style="list-style-type: none"> <li>Will it provide opportunities for training and apprenticeships?</li> </ul>	?	Employment use as part of a mixed use development may provide an opportunity for training and apprenticeships
<b>8. Bio-diverse and attractive natural environment</b>		
<ul style="list-style-type: none"> <li>Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?</li> <li>Will it increase the quality and quantity of woodland cover?</li> <li>Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?</li> <li>Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?</li> </ul>	?	The site's trees and hedgerows may contain protected species or habitats The size of the site is capable of incorporating an area of natural / semi natural green space which will increase wildlife interest, biodiversity and woodland cover
	+	
	+	
	0	

<ul style="list-style-type: none"> <li>Will it promote and raise awareness of the enjoyment/ benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?</li> </ul>	0	
<ul style="list-style-type: none"> <li>Will it contribute to local distinctiveness and countryside character?</li> </ul>	-	Development of this greenfield site would result in a significant extension into the open countryside to the detriment of the character and appearance of the area
<b>9. Minimal pollution levels</b>		
<ul style="list-style-type: none"> <li>Will it clean up contaminated land?</li> </ul>	0	
<ul style="list-style-type: none"> <li>Will it maintain and where possible improve air quality?</li> </ul>	0	
<ul style="list-style-type: none"> <li>Will it maintain and where possible improve surface water and groundwater quality?</li> </ul>	?	Improvements may be necessary to the local public sewer network. Mains reinforcement will be required. There is adequate capacity in the public foul sewer network to take reasonably anticipated foul water flows
<ul style="list-style-type: none"> <li>Will it maintain and where possible improve soil quality and minimise the loss of soil to development?</li> </ul>	-	The site is greenfield and will result in the loss of soils to development
<ul style="list-style-type: none"> <li>Will it prevent unacceptable levels of noise and light pollution?</li> </ul>	0	
<b>10. A transport network which maximises access whilst minimising detrimental impacts</b>		
<ul style="list-style-type: none"> <li>Will it increase access to key resources and services by means other than the car/</li> </ul>	-	See comments under objective 6
<ul style="list-style-type: none"> <li>Will it ease congestion on the road/rail network?</li> </ul>	-	Development of the site close to major roads is likely to result in car commuting. A transport assessment will be required to address traffic concerns
<ul style="list-style-type: none"> <li>Will it increase provision of public transport where needed?</li> </ul>	?	A Transport Assessment would be required to assess the transportation impacts of this development. Development of this size presents an opportunity to enable the provision of a footpath, cycle and public transport facilities.
<ul style="list-style-type: none"> <li>Will it improve existing provision of cycleways and footpaths?</li> </ul>	?	
<ul style="list-style-type: none"> <li>Will it make the environment for non car travel more attractive?</li> </ul>	?	
<ul style="list-style-type: none"> <li>Will it improve rail services and facilities?</li> </ul>	0	
<b>11. Minimise greenhouse gas emissions and a managed response to climate change</b>		
<ul style="list-style-type: none"> <li>Will it reduce greenhouse gas emissions?</li> </ul>	?	See comments regarding mitigation which relate to all sites
<ul style="list-style-type: none"> <li>Will it increase the amount of energy from non-renewable sources that is generated and consumed?</li> </ul>	?	Emerging Council policy requires development of more than 10 dwellings or employment development of 1000m <sup>2</sup> to provide 10% of its energy requirements from renewable resources
<ul style="list-style-type: none"> <li>Will it reduce the risk of flooding?</li> </ul>	+	The site lies within Flood Zone 1 and is therefore at low risk. As the site measures 1ha+ a Flood Risk Assessment should be undertaken. This should include consideration of Sustainable Urban Drainage and how the layout and form of development can reduce the overall level of flood risk
<b>12. Prudent and efficient use of energy and natural resource with minimal production of waste</b>		
<ul style="list-style-type: none"> <li>Will it increase efficiency in water, energy and raw material use?</li> </ul>	?	See comments regarding mitigation which relate to all sites
<ul style="list-style-type: none"> <li>Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)?</li> </ul>	-	Development will result in the loss of a greenfield site
<ul style="list-style-type: none"> <li>Will it increase prevention, re-use, recovery and recycling of waste?</li> </ul>	?	See comments regarding mitigation which relate to all sites
<b>13. Protect and enhance the historic environment</b>		
<ul style="list-style-type: none"> <li>Will it enhance features and areas of historical/cultural value?</li> </ul>	0	
<ul style="list-style-type: none"> <li>Will it promote sensitive re-use of historic/culturally important buildings where appropriate?</li> </ul>	0	
<ul style="list-style-type: none"> <li>Will it conserve the character of historic settlements and conservation areas?</li> </ul>	0	

<ul style="list-style-type: none"> <li>• Will it preserve and where appropriate enhance features of archaeological importance?</li> </ul>	0	
<b>14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development</b>		
<ul style="list-style-type: none"> <li>• Will it promote the development of communities with accessible services, employment, shops and leisure facilities?</li> </ul>	-	See comments under objective 6
<ul style="list-style-type: none"> <li>• Will it prevent inappropriate development in flood plains?</li> </ul>	+	See comments under objective 11
<ul style="list-style-type: none"> <li>• Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport?</li> </ul>	-	See comments under objective 6
<ul style="list-style-type: none"> <li>• Will it result in the regeneration of derelict or visually unattractive land?</li> </ul>	0	
<ul style="list-style-type: none"> <li>• Will encourage the re-use of existing buildings?</li> </ul>	0	
<ul style="list-style-type: none"> <li>• Will it ensure high design quality which supports local distinctiveness?</li> </ul>	-	The prominent open nature of the site means that built development will have a negative impact on the local distinctiveness and character
<ul style="list-style-type: none"> <li>• Will it promote mixed use development?</li> </ul>	+	The site will provide for a mix of uses
<b>15. Good quality employment opportunities available to all</b>		
<ul style="list-style-type: none"> <li>• Will it provide employment opportunities for local people?</li> </ul>	+	Development may provide employment opportunities as part of mixed use development
<ul style="list-style-type: none"> <li>• Will it contribute to improving diversity of employment opportunities?</li> </ul>	+	Employment development offers potential to build upon and diversify local employment opportunities
<ul style="list-style-type: none"> <li>• Will it ensure employment opportunities are accessible by public transport?</li> </ul>	-	See comments under objective 6
<b>16. Conditions for business success, economic growth and investment</b>		
<ul style="list-style-type: none"> <li>• Will it support existing businesses?</li> </ul>	+	Provision of additional employment land as part of mixed use development will encourage investment in the area and support local business expansion. Employment development offers the potential to build upon and diversify local employment opportunities
<ul style="list-style-type: none"> <li>• Will it maximise local skills?</li> </ul>	+	
<ul style="list-style-type: none"> <li>• Will it encourage investment (including inward investment)?</li> </ul>	+	
<ul style="list-style-type: none"> <li>• Will it provide for the needs of business (such as a range of premises, land and infrastructure)?</li> </ul>	+	
<ul style="list-style-type: none"> <li>• Will it encourage rural diversification?</li> </ul>	0	

SA Objective	Site Ref:	H3: Land north of Pennypot Lane and east of Oaker Bank – 27.6 ha site proposed for residential development	
	Performance	Commentary	
<b>1. Quality housing available to everyone</b>			
<ul style="list-style-type: none"> <li>Will it make housing available to people in need?</li> </ul>	+	Site size would allow the Council to negotiate for an element of affordable housing under current policy	
<ul style="list-style-type: none"> <li>Will it improve energy efficiency in housing?</li> </ul>	?	Site size will be capable of delivering more than 30 affordable homes See comments regarding mitigation which relate to all sites	
<ul style="list-style-type: none"> <li>Will it increase the use of sustainable building practices?</li> </ul>	?		
<b>2. Conditions and services to engender good health</b>			
<ul style="list-style-type: none"> <li>Will it promote positive health and prevent ill health?</li> </ul>	+	Site is within 1km of amenity open space and within 3km of an outdoor sports facility. In addition the site size is of sufficient size to incorporate new amenity open space and play area. This could have a secondary effect on improving health by ensuring provision of recreational open space/encouraging physical activity	
<ul style="list-style-type: none"> <li>Will it encourage healthy lifestyles?</li> </ul>	+		
<b>3. Safety and security for people and property</b>			
<ul style="list-style-type: none"> <li>Will it reduce crime and disorder through design measures?</li> </ul>	?	See comments regarding mitigation which relate to all sites	
<b>4. Vibrant communities which participate in decision making</b>			
<ul style="list-style-type: none"> <li>Will it improve and increase community facilities?</li> </ul>	?	The size of the site is capable of providing mixed uses incorporating community facilities	
<ul style="list-style-type: none"> <li>Will it reduce the potential for social isolation with particular regard to disadvantaged groups?</li> </ul>	+	Provision of affordable housing and community facilities will contribute to creating mixed, well balanced communities, thereby helping to reduce social isolation	
<b>5. Culture, leisure and recreation activities available to all</b>			
<ul style="list-style-type: none"> <li>Will it increase availability and accessibility of culture/leisure/recreation activities/venues?</li> </ul>	+	The size of the site provides the opportunity to meet the recreational needs of the area in addition to its own open space requirements	
<ul style="list-style-type: none"> <li>Will it preserve, promote and enhance culture in the District?</li> </ul>	0		
<b>6. Local needs met locally</b>			
<ul style="list-style-type: none"> <li>Will it ensure that everyone has access to essential services &amp; resources within reasonable non car based travelling distance?</li> </ul>	-	The site schedule indicates a negative score for accessibility to jobs, shops and services and therefore residents are considered to be unable to access services and commute to work by non-car modes	
<ul style="list-style-type: none"> <li>Will it provide appropriate housing for local needs?</li> </ul>	+	See comments made under objective 1	
<ul style="list-style-type: none"> <li>Will it support the vibrancy of town and village centres?</li> </ul>	0		
<b>7. Education and training opportunities which build on the skills and capacity of the population</b>			
<ul style="list-style-type: none"> <li>Will it provide opportunities for training and apprenticeships?</li> </ul>	0		
<b>8. Bio-diverse and attractive natural environment</b>			
<ul style="list-style-type: none"> <li>Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?</li> </ul>	?	The sites trees and hedgerows may contain protected species or habitats and adverse impacts should be avoided	
<ul style="list-style-type: none"> <li>Will it increase the quality and quantity of woodland cover?</li> </ul>	+	The size of the site is capable of incorporating an area of natural / semi natural green space which will increase wildlife interest, biodiversity and woodland cover	
<ul style="list-style-type: none"> <li>Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?</li> </ul>	+		
<ul style="list-style-type: none"> <li>Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?</li> </ul>	0		
<ul style="list-style-type: none"> <li>Will it promote and raise awareness of the enjoyment/ benefits of the natural environment/biodiversity and promote access to</li> </ul>	0		

<i>wildlife on appropriate sites?</i>		
<ul style="list-style-type: none"> <li>Will it contribute to local distinctiveness and countryside character?</li> </ul>	-	Development of this greenfield site would result in a significant extension into the open countryside to the detriment of the character and appearance of the area
<b>9. Minimal pollution levels</b>		
<ul style="list-style-type: none"> <li>Will it clean up contaminated land?</li> </ul>	0	
<ul style="list-style-type: none"> <li>Will it maintain and where possible improve air quality?</li> </ul>	0	
<ul style="list-style-type: none"> <li>Will it maintain and where possible improve surface water and groundwater quality?</li> </ul>	?	Improvements may be necessary to the local public sewer network. There is adequate capacity in the public foul sewer network to take reasonably anticipated foul water flows
<ul style="list-style-type: none"> <li>Will it maintain and where possible improve soil quality and minimise the loss of soil to development?</li> </ul>	-	The site is greenfield and will result in the loss of soils to development
<ul style="list-style-type: none"> <li>Will it prevent unacceptable levels of noise and light pollution?</li> </ul>	0	
<b>10. A transport network which maximises access whilst minimising detrimental impacts</b>		
<ul style="list-style-type: none"> <li>Will it increase access to key resources and services by means other than the car/</li> </ul>	-	See comments under objective 6
<ul style="list-style-type: none"> <li>Will it ease congestion on the road/rail network?</li> </ul>	-	Development of the site close to major roads is likely to result in car commuting. A transport assessment will be required to address traffic concerns
<ul style="list-style-type: none"> <li>Will it increase provision of public transport where needed?</li> </ul>	?	A Transport Assessment would be required to assess the transportation impacts of this development. Development of this size presents an opportunity to enable the provision of a footpath, cycle and public transport facilities.
<ul style="list-style-type: none"> <li>Will it improve existing provision of cycleways and footpaths?</li> </ul>	?	
<ul style="list-style-type: none"> <li>Will it make the environment for non car travel more attractive?</li> </ul>	?	
<ul style="list-style-type: none"> <li>Will it improve rail services and facilities?</li> </ul>	0	
<b>11. Minimise greenhouse gas emissions and a managed response to climate change</b>		
<ul style="list-style-type: none"> <li>Will it reduce greenhouse gas emissions?</li> </ul>	?	See comments regarding mitigation which relate to all sites
<ul style="list-style-type: none"> <li>Will it increase the amount of energy from non-renewable sources that is generated and consumed?</li> </ul>	?	Emerging Council policy requires development of more than 10 dwellings or employment development of 1000m <sup>2</sup> to provide 10% of its energy requirements from renewable resources
<ul style="list-style-type: none"> <li>Will it reduce the risk of flooding?</li> </ul>	+	The site lies within Flood Zone 1 and is therefore at low risk. As the site measures 1ha+ a Flood Risk Assessment should be undertaken. This should include consideration of Sustainable Urban Drainage and how the layout and form of development can reduce the overall level of flood risk
<b>12. Prudent and efficient use of energy and natural resource with minimal production of waste</b>		
<ul style="list-style-type: none"> <li>Will it increase efficiency in water, energy and raw material use?</li> </ul>	?	See comments regarding mitigation which relate to all sites
<ul style="list-style-type: none"> <li>Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?</li> </ul>	-	Development will result in the loss of a greenfield site
<ul style="list-style-type: none"> <li>Will it increase prevention, re-use, recovery and recycling of waste?</li> </ul>	?	See comments regarding mitigation which relate to all sites
<b>13. Protect and enhance the historic environment</b>		
<ul style="list-style-type: none"> <li>Will it enhance features and areas of historical/cultural value?</li> </ul>	0	
<ul style="list-style-type: none"> <li>Will it promote sensitive re-use of historic/culturally important buildings where appropriate?</li> </ul>	0	
<ul style="list-style-type: none"> <li>Will it conserve the character of historic settlements and conservation areas?</li> </ul>	0	
<ul style="list-style-type: none"> <li>Will it preserve and where appropriate enhance features of archaeological importance?</li> </ul>	0	
<b>14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development</b>		

• Will it promote the development of communities with accessible services, employment, shops and leisure facilities?	-	See comments under objective 6
• Will it prevent inappropriate development in flood plains?	+	See comments under objective 11
• Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport?	-	See comments under objective 6
• Will it result in the regeneration of derelict or visually unattractive land?	0	
• Will encourage the re-use of existing buildings?	0	
• Will it ensure high design quality which supports local distinctiveness?	-	The prominent open nature of the site means that built development will have a negative impact on the local distinctiveness and character
• Will it promote mixed use development?	0	
<b>15. Good quality employment opportunities available to all</b>		
• Will it provide employment opportunities for local people?	0	
• Will it contribute to improving diversity of employment opportunities?	0	
• Will it ensure employment opportunities are accessible by public transport?	0	
<b>16. Conditions for business success, economic growth and investment</b>		
• Will it support existing businesses?	+	Provision of affordable housing as part of the development of the site will help to support existing businesses with the recruitment and retention of staff
• Will it maximise local skills?	0	
• Will it encourage investment (including inward investment)?	0	
• Will it provide for the needs of business (such as a range of premises, land and infrastructure)?	0	
• Will it encourage rural diversification?	0	
	<b>Site Ref:</b>	<b>H8: Land north of A59 Skipton Road – 15.5 ha proposed for mixed use development</b>
	<b>Performance</b>	<b>Commentary</b>
•	+	Site size would allow the Council to negotiate for an element of affordable housing under current policy Site size will be capable of delivering more than 30 affordable homes
• Will it improve energy efficiency in housing?	?	See comments regarding mitigation which relate to all sites
• Will it increase the use of sustainable building practices?	?	
<b>2. Conditions and services to engender good health</b>		
• Will it promote positive health and prevent ill health?	+	Site is within 1km of amenity open space and within 3km of an outdoor sports facility. In addition the site size is of sufficient size to incorporate new amenity open space and play area. This could have a secondary effect on improving health by ensuring provision of recreational open space/encouraging physical activity
• Will it encourage healthy lifestyles?	+	
<b>3. Safety and security for people and property</b>		
• Will it reduce crime and disorder through design measures?	?	See comments regarding mitigation which relate to all sites
<b>4. Vibrant communities which participate in decision making</b>		
• Will it improve and increase community facilities?	?	The size of the site is capable of providing mixed uses incorporating community facilities
• Will it reduce the potential for social isolation with particular regard to disadvantaged groups?	+	Provision of affordable housing and community facilities will contributing to creating mixed, well balanced communities, thereby helping to reduce social isolation

<b>5. Culture, leisure and recreation activities available to all</b>		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	+	The size of the site provides the opportunity to meet the recreational needs of the area in addition to its own open space requirements
• Will it preserve, promote and enhance culture in the District?	0	
<b>6. Local needs met locally</b>		
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?	-	The site schedule indicates a negative score for accessibility to jobs, shops and services and therefore residents are considered to be unable to access services and commute to work by non-car modes
• Will it provide appropriate housing for local needs?	+	See comments made under objective 1
• Will it support the vibrancy of town and village centres?	0	
<b>7. Education and training opportunities which build on the skills and capacity of the population</b>		
• Will it provide opportunities for training and apprenticeships?	?	Employment use as part of a mixed use development may provide an opportunity for training and apprenticeships
<b>8. Bio-diverse and attractive natural environment</b>		
• Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?	?	The site's trees and hedgerows may contain protected species or habitats
• Will it increase the quality and quantity of woodland cover?	+	The size of the site is capable of incorporating an area of natural / semi natural green space which will increase wildlife interest, biodiversity and woodland cover
• Will nit make use of opportunities wherever possible to enhance the environment as part of other initiatives?	+	
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0	
• Will it promote and raise awareness of the enjoyment/ benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	0	
• Will it contribute to local distinctiveness and countryside character?	-	Development of this greenfield site would result in a significant extension into the open countryside to the detriment of the character and appearance of the area Site is of high quality landscape and important to the landscape setting of the town
	-	
<b>9. Minimal pollution levels</b>		
• Will it clean up contaminated land?	0	
• Will it maintain and where possible improve air quality?	0	
• Will it maintain and where possible improve surface water and groundwater quality?	?	Mains reinforcement will be required. Improvements may be necessary to the local public sewer network. Sewerage infrastructure crosses the site. There is adequate capacity in the public foul sewer network to take reasonably anticipated foul water flows
• Will it maintain and where possible improve soil quality and minimise the loss of soil to development?	-	The site is greenfield and will result in the loss of soils to development
• Will it prevent unacceptable levels of noise and light pollution?	0	
<b>10. A transport network which maximises access whilst minimising detrimental impacts</b>		
• Will it increase access to key resources and services by means other than the car/	-	See comments under objective 6
• Will it ease congestion on the road/rail network?	-	Development of the site close to major roads is likely to result in car commuting A transport assessment will be required to address traffic concerns
• Will it increase provision of public transport where needed?	?	A Transport Assessment would be required to assess the transportation impacts of this development.
• Will it improve existing provision of cycleways and footpaths?	?	Development of this size presents an opportunity to enable the provision of a footpath, cycle and public transport facilities.

• Will it make the environment for non car travel more attractive?	?	
• Will it improve rail services and facilities?	0	
<b>11. Minimise greenhouse gas emissions and a managed response to climate change</b>		
• Will it reduce greenhouse gas emissions?	?	See comments regarding mitigation which relate to all sites
• Will it increase the amount of energy from non-renewable sources that is generated and consumed?	?	Emerging Council policy requires development of more than 10 dwellings or employment development of 1000m <sup>2</sup> to provide 10% of its energy requirements from renewable resources
• Will it reduce the risk of flooding?	+	Part of the site is within Flood Zone 2. Dwelling houses (except those for the elderly / people with impaired mobility and residential institutions), retail, employment and some types of community development are appropriate in this zone. The site boundary could be amended to remove the issue of flood risk from the site
<b>12. Prudent and efficient use of energy and natural resource with minimal production of waste</b>		
• Will it increase efficiency in water, energy and raw material use?	?	See comments regarding mitigation which relate to all sites
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)?	-	Development will result in the loss of a greenfield site
• Will it increase prevention, re-use, recovery and recycling of waste?	?	See comments regarding mitigation which relate to all sites
<b>13. Protect and enhance the historic environment</b>		
• Will it enhance features and areas of historical/cultural value?	0	
• Will it promote sensitive re-use of historic/culturally important buildings where appropriate?	0	
• Will it conserve the character of historic settlements and conservation areas?	0	
• Will it preserve and where appropriate enhance features of archaeological importance?	0	
<b>14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development</b>		
• Will it promote the development of communities with accessible services, employment, shops and leisure facilities?	-	See comments under objective 6
• Will it prevent inappropriate development in flood plains?	+	See comments under objective 11
• Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport?	-	See comments under objective 6
• Will it result in the regeneration of derelict or visually unattractive land?	0	
• Will encourage the re-use of existing buildings?	-	Demolition of farm buildings on the site will be required
• Will it ensure high design quality which supports local distinctiveness?	-	The prominent open nature of the site means that built development will have a negative impact on the local distinctiveness and character
• Will it promote mixed use development?	+	The site will provide for a mix of uses
<b>15. Good quality employment opportunities available to all</b>		
• Will it provide employment opportunities for local people?	+	Development will provide employment opportunities as part of mixed use development
• Will it contribute to improving diversity of employment opportunities?	+	Employment development offers potential to build upon and diversify local employment opportunities
• Will it ensure employment opportunities are accessible by public transport?	-	See comments under objective 6

<b>16. Conditions for business success, economic growth and investment</b>		
• <i>Will it support existing businesses?</i>	<b>+</b>	Provision of additional employment land as part of mixed use development will encourage investment in the area and support local business expansion. Employment development offers the potential to build upon and diversify local employment opportunities
• <i>Will it maximise local skills?</i>	<b>+</b>	
• <i>Will it encourage investment (including inward investment)?</i>	<b>+</b>	
• <i>Will it provide for the needs of business (such as a range of premises, land and infrastructure)?</i>	<b>+</b>	
• <i>Will it encourage rural diversification?</i>	<b>0</b>	

SA Objective	Site Ref:	H9: Land to the north of A59 Skipton Road and East of Otley Road– 27.9 ha proposed for mixed use development
	Performance	Commentary
<b>1. Quality housing available to everyone</b>		
<ul style="list-style-type: none"> <li>Will it make housing available to people in need?</li> </ul>	+	Site size would allow the Council to negotiate for an element of affordable housing under current policy
<ul style="list-style-type: none"> <li>Will it improve energy efficiency in housing?</li> </ul>	?	Site size will be capable of delivering more than 30 affordable homes See comments regarding mitigation which relate to all sites
<ul style="list-style-type: none"> <li>Will it increase the use of sustainable building practices?</li> </ul>	?	
<b>2. Conditions and services to engender good health</b>		
<ul style="list-style-type: none"> <li>Will it promote positive health and prevent ill health?</li> </ul>	+	Site is within 1km of amenity open space and within 3km of an outdoor sports facility. In addition the site size is of sufficient size to incorporate new amenity open space and play area. This could have a secondary effect on improving health by ensuring provision of recreational open space/encouraging physical activity
<ul style="list-style-type: none"> <li>Will it encourage healthy lifestyles?</li> </ul>	+	
<b>3. Safety and security for people and property</b>		
<ul style="list-style-type: none"> <li>Will it reduce crime and disorder through design measures?</li> </ul>	?	See comments regarding mitigation which relate to all sites
<b>4. Vibrant communities which participate in decision making</b>		
<ul style="list-style-type: none"> <li>Will it improve and increase community facilities?</li> </ul>	?	The size of the site is capable of providing mixed uses incorporating community facilities
<ul style="list-style-type: none"> <li>Will it reduce the potential for social isolation with particular regard to disadvantaged groups?</li> </ul>	+	Provision of affordable housing and community facilities will contribute to creating mixed, well balanced communities, thereby helping to reduce social isolation
<b>5. Culture, leisure and recreation activities available to all</b>		
<ul style="list-style-type: none"> <li>Will it increase availability and accessibility of culture/leisure/recreation activities/venues?</li> </ul>	+	The size of the site provides the opportunity to meet the recreational needs of the area in addition to its own open space requirements
<ul style="list-style-type: none"> <li>Will it preserve, promote and enhance culture in the District?</li> </ul>	0	
<b>6. Local needs met locally</b>		
<ul style="list-style-type: none"> <li>Will it ensure that everyone has access to essential services &amp; resources within reasonable non car based travelling distance?</li> </ul>	-	The site schedule indicates a negative score for accessibility to jobs, shops and services and therefore residents are considered to be unable to access services and commute to work by non-car modes
<ul style="list-style-type: none"> <li>Will it provide appropriate housing for local needs?</li> </ul>	+	See comments made under objective 1
<ul style="list-style-type: none"> <li>Will it support the vibrancy of town and village centres?</li> </ul>	0	
<b>7. Education and training opportunities which build on the skills and capacity of the population</b>		
<ul style="list-style-type: none"> <li>Will it provide opportunities for training and apprenticeships?</li> </ul>	?	Employment use as part of a mixed use development may provide an opportunity for training and apprenticeships
<b>8. Bio-diverse and attractive natural environment</b>		
<ul style="list-style-type: none"> <li>Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?</li> </ul>	?	The sites trees and hedgerows may contain protected species or habitats
<ul style="list-style-type: none"> <li>Will it increase the quality and quantity of woodland cover?</li> </ul>	+	The size of the site is capable of incorporating an area of natural / semi natural green space which will increase wildlife interest, biodiversity and woodland cover
<ul style="list-style-type: none"> <li>Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?</li> </ul>	+	
<ul style="list-style-type: none"> <li>Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?</li> </ul>	0	
<ul style="list-style-type: none"> <li>Will it promote and raise awareness of the enjoyment/ benefits</li> </ul>	0	

<i>of the natural environment/biodiversity and promote access to wildlife on appropriate sites?</i>		
<ul style="list-style-type: none"> <li>• <i>Will it contribute to local distinctiveness and countryside character?</i></li> </ul>	-	Development of this greenfield site would result in a significant extension into the open countryside to the detriment of the character and appearance of the area Site is of high quality landscape and important to the landscape setting of the town
	-	
<b>9. Minimal pollution levels</b>		
<ul style="list-style-type: none"> <li>• <i>Will it clean up contaminated land?</i></li> </ul>	0	
<ul style="list-style-type: none"> <li>• <i>Will it maintain and where possible improve air quality?</i></li> </ul>	0	
<ul style="list-style-type: none"> <li>• <i>Will it maintain and where possible improve surface water and groundwater quality?</i></li> </ul>	?	Mains reinforcement will be required. Improvements may be necessary to the local public sewer network. Sewerage infrastructure crosses the site. There is adequate capacity in the public foul sewer network to take reasonably anticipated foul water flows
<ul style="list-style-type: none"> <li>• <i>Will it maintain and where possible improve soil quality and minimise the loss of soil to development?</i></li> </ul>	-	The site is greenfield and will result in the loss of soils to development
<ul style="list-style-type: none"> <li>• <i>Will it prevent unacceptable levels of noise and light pollution?</i></li> </ul>	0	
<b>10. A transport network which maximises access whilst minimising detrimental impacts</b>		
<ul style="list-style-type: none"> <li>• <i>Will it increase access to key resources and services by means other than the car/</i></li> </ul>	-	See comments under objective 6
<ul style="list-style-type: none"> <li>• <i>Will it ease congestion on the road/rail network?</i></li> </ul>	-	Development of the site close to major roads is likely to result in car commuting. A transport assessment will be required to address traffic concerns
<ul style="list-style-type: none"> <li>• <i>Will it increase provision of public transport where needed?</i></li> </ul>	?	A Transport Assessment would be required to assess the transportation impacts of this development. Development of this size presents an opportunity to enable the provision of a footpath, cycle and public transport facilities.
<ul style="list-style-type: none"> <li>• <i>Will it improve existing provision of cycleways and footpaths?</i></li> </ul>	?	
<ul style="list-style-type: none"> <li>• <i>Will it make the environment for non car travel more attractive?</i></li> </ul>	?	
<ul style="list-style-type: none"> <li>• <i>Will it improve rail services and facilities?</i></li> </ul>	0	
<b>11. Minimise greenhouse gas emissions and a managed response to climate change</b>		
<ul style="list-style-type: none"> <li>• <i>Will it reduce greenhouse gas emissions?</i></li> </ul>	?	See comments regarding mitigation which relate to all sites
<ul style="list-style-type: none"> <li>• <i>Will it increase the amount of energy from non-renewable sources that is generated and consumed?</i></li> </ul>	?	Emerging Council policy requires development of more than 10 dwellings or employment development of 1000m <sup>2</sup> to provide 10% of its energy requirements from renewable resources
<ul style="list-style-type: none"> <li>• <i>Will it reduce the risk of flooding?</i></li> </ul>	+	The site lies within Flood Zone 1 and is therefore at low risk. As the site measures 1ha+ a Flood Risk Assessment should be undertaken. This should include consideration of Sustainable Urban Drainage and how the layout and form of development can reduce the overall level of flood risk
<b>12. Prudent and efficient use of energy and natural resource with minimal production of waste</b>		
<ul style="list-style-type: none"> <li>• <i>Will it increase efficiency in water, energy and raw material use?</i></li> </ul>	?	See comments regarding mitigation which relate to all sites
<ul style="list-style-type: none"> <li>• <i>Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)?</i></li> </ul>	-	Development will result in the loss of a greenfield site
<ul style="list-style-type: none"> <li>• <i>Will it increase prevention, re-use, recovery and recycling of waste?</i></li> </ul>	?	See comments regarding mitigation which relate to all sites
<b>13. Protect and enhance the historic environment</b>		
<ul style="list-style-type: none"> <li>• <i>Will it enhance features and areas of historical/cultural value?</i></li> </ul>	0	
<ul style="list-style-type: none"> <li>• <i>Will it promote sensitive re-use of historic/culturally important buildings where appropriate?</i></li> </ul>	0	
<ul style="list-style-type: none"> <li>• <i>Will it conserve the character of historic settlements and conservation areas?</i></li> </ul>	0	
<ul style="list-style-type: none"> <li>• <i>Will it preserve and where appropriate enhance features of</i></li> </ul>	0	

<i>archaeological importance?</i>		
<b>14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development</b>		
• <i>Will it promote the development of communities with accessible services, employment, shops and leisure facilities?</i>	-	See comments under objective 6
• <i>Will it prevent inappropriate development in flood plains?</i>	+	See comments under objective 11
• <i>Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport?</i>	-	See comments under objective 6
• <i>Will it result in the regeneration of derelict or visually unattractive land?</i>	0	
• <i>Will it encourage the re-use of existing buildings?</i>	-	Demolition of some farm buildings required
• <i>Will it ensure high design quality which supports local distinctiveness?</i>	-	The prominent open nature of the site means that built development will have a negative impact on the local distinctiveness and character
• <i>Will it promote mixed use development?</i>	+	The site will provide for a mix of uses
<b>15. Good quality employment opportunities available to all</b>		
• <i>Will it provide employment opportunities for local people?</i>	+	Development may provide employment opportunities as part of mixed use development
• <i>Will it contribute to improving diversity of employment opportunities?</i>	+	Employment development offers potential to build upon and diversify local employment opportunities
• <i>Will it ensure employment opportunities are accessible by public transport?</i>	-	See comments under objective 6
<b>16. Conditions for business success, economic growth and investment</b>		
• <i>Will it support existing businesses?</i>	+	Provision of additional employment land as part of mixed use development will encourage investment in the area and support local business expansion. Employment development offers the potential to build upon and diversify local employment opportunities
• <i>Will it maximise local skills?</i>	+	
• <i>Will it encourage investment (including inward investment)?</i>	+	
• <i>Will it provide for the needs of business (such as a range of premises, land and infrastructure)?</i>	+	
• <i>Will it encourage rural diversification?</i>	0	

SA Objective	Site Ref:	H17: Land at Penny Pot Lane – 10.3 ha proposed for residential development
	Performance	Commentary
<b>1. Quality housing available to everyone</b>		
<ul style="list-style-type: none"> <li>Will it make housing available to people in need?</li> </ul>	+	Site size would allow the Council to negotiate for an element of affordable housing under current policy Site size will be capable of delivering more than 30 affordable homes
<ul style="list-style-type: none"> <li>Will it improve energy efficiency in housing?</li> </ul>	?	
<ul style="list-style-type: none"> <li>Will it increase the use of sustainable building practices?</li> </ul>	?	See comments regarding mitigation which relate to all sites
<b>2. Conditions and services to engender good health</b>		
<ul style="list-style-type: none"> <li>Will it promote positive health and prevent ill health?</li> </ul>	+	Site is within 3km of an outdoor sports facility. In addition the site size is of sufficient size to incorporate new amenity open space and play area. This could have a secondary effect on improving health by ensuring provision of recreational open space/encouraging physical activity
<ul style="list-style-type: none"> <li>Will it encourage healthy lifestyles?</li> </ul>	+	
<b>3. Safety and security for people and property</b>		
<ul style="list-style-type: none"> <li>Will it reduce crime and disorder through design measures?</li> </ul>	?	See comments regarding mitigation which relate to all sites
<b>4. Vibrant communities which participate in decision making</b>		
<ul style="list-style-type: none"> <li>Will it improve and increase community facilities?</li> </ul>	?	The size of the site is capable of incorporating community facilities
<ul style="list-style-type: none"> <li>Will it reduce the potential for social isolation with particular regard to disadvantaged groups?</li> </ul>	+	Provision of affordable housing and community facilities will contribute to creating mixed, well balanced communities, thereby helping to reduce social isolation
<b>5. Culture, leisure and recreation activities available to all</b>		
<ul style="list-style-type: none"> <li>Will it increase availability and accessibility of culture/leisure/recreation activities/venues?</li> </ul>	+	The size of the site provides the opportunity to meet the recreational needs of the area in addition to its own open space requirements
<ul style="list-style-type: none"> <li>Will it preserve, promote and enhance culture in the District?</li> </ul>	0	
<b>6. Local needs met locally</b>		
<ul style="list-style-type: none"> <li>Will it ensure that everyone has access to essential services &amp; resources within reasonable non car based travelling distance?</li> </ul>	-	The site schedule indicates a negative score for accessibility to jobs, shops and services and therefore residents are considered to be unable to access services and commute to work by non-car modes
<ul style="list-style-type: none"> <li>Will it provide appropriate housing for local needs?</li> </ul>	+	See comments made under objective 1
<ul style="list-style-type: none"> <li>Will it support the vibrancy of town and village centres?</li> </ul>	0	
<b>7. Education and training opportunities which build on the skills and capacity of the population</b>		
<ul style="list-style-type: none"> <li>Will it provide opportunities for training and apprenticeships?</li> </ul>	0	
<b>8. Bio-diverse and attractive natural environment</b>		
<ul style="list-style-type: none"> <li>Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?</li> </ul>	?	The sites trees and hedgerows may contain protected species or habitats
<ul style="list-style-type: none"> <li>Will it increase the quality and quantity of woodland cover?</li> </ul>	+	The size of the site is capable of incorporating an area of natural / semi natural green space which will increase wildlife interest, biodiversity and woodland cover.
<ul style="list-style-type: none"> <li>Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?</li> </ul>	+	
<ul style="list-style-type: none"> <li>Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?</li> </ul>	0	
<ul style="list-style-type: none"> <li>Will it promote and raise awareness of the enjoyment/ benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?</li> </ul>	0	
<ul style="list-style-type: none"> <li>Will it contribute to local distinctiveness and countryside</li> </ul>	-	Development of this greenfield site would result in a significant extension into the open countryside to

<i>character?</i>		the detriment of the character and appearance of the special landscape area to which is adjacent
<b>9. Minimal pollution levels</b>		
• <i>Will it clean up contaminated land?</i>	0	
• <i>Will it maintain and where possible improve air quality?</i>	0	
• <i>Will it maintain and where possible improve surface water and groundwater quality?</i>	?	Mains reinforcement will be required. Improvements may be necessary to the local public sewer network. Sewerage infrastructure crosses the site. There is adequate capacity in the public foul sewer network to take reasonably anticipated foul water flows
• <i>Will it maintain and where possible improve soil quality and minimise the loss of soil to development?</i>	-	The site is greenfield and will result in the loss of soils to development
• <i>Will it prevent unacceptable levels of noise and light pollution?</i>	0	
<b>10. A transport network which maximises access whilst minimising detrimental impacts</b>		
• <i>Will it increase access to key resources and services by means other than the car/</i>	-	See comments under objective 6
• <i>Will it ease congestion on the road/rail network?</i>	-	Development of the site close to major roads is likely to result in car commuting A transport assessment will be required to address traffic concerns
• <i>Will it increase provision of public transport where needed?</i>	0	
• <i>Will it improve existing provision of cycleways and footpaths?</i>	?	Development of this site may provide an opportunity to link with existing / proposed cycle network
• <i>Will it make the environment for non car travel more attractive?</i>	0	
• <i>Will it improve rail services and facilities?</i>	0	
<b>11. Minimise greenhouse gas emissions and a managed response to climate change</b>		
• <i>Will it reduce greenhouse gas emissions?</i>	?	See comments regarding mitigation which relate to all sites
• <i>Will it increase the amount of energy from non-renewable sources that is generated and consumed?</i>	?	Emerging Council policy requires development of more than 10 dwellings or employment development of 1000m <sup>2</sup> to provide 10% of its energy requirements from renewable resources
• <i>Will it reduce the risk of flooding?</i>	+	The site lies within Flood Zone 1 and is therefore at low risk. As the site measures 1ha+ a Flood Risk Assessment should be undertaken. This should include consideration of Sustainable Urban Drainage and how the layout and form of development can reduce the overall level of flood risk
<b>12. Prudent and efficient use of energy and natural resource with minimal production of waste</b>		
• <i>Will it increase efficiency in water, energy and raw material use?</i>	?	See comments regarding mitigation which relate to all sites
• <i>Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?</i>	-	Development will result in the loss of a greenfield site
• <i>Will it increase prevention, re-use, recovery and recycling of waste?</i>	?	See comments regarding mitigation which relate to all sites
<b>13. Protect and enhance the historic environment</b>		
• <i>Will it enhance features and areas of historical/cultural value?</i>	0	
• <i>Will it promote sensitive re-use of historic/culturally important buildings where appropriate?</i>	0	
• <i>Will it conserve the character of historic settlements and conservation areas?</i>	0	
• <i>Will it preserve and where appropriate enhance features of archaeological importance?</i>	0	
<b>14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development</b>		
• <i>Will it promote the development of communities with accessible</i>	-	See comments under objective 6

<i>services, employment, shops and leisure facilities?</i>		
• <i>Will it prevent inappropriate development in flood plains?</i>	+	See comments under objective 11
• <i>Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport?</i>	-	See comments under objective 6
• <i>Will it result in the regeneration of derelict or visually unattractive land?</i>	0	
• <i>Will it encourage the re-use of existing buildings?</i>	0	
• <i>Will it ensure high design quality which supports local distinctiveness?</i>	-	The prominent open nature of the site means that built development will have a negative impact on the local distinctiveness and character
• <i>Will it promote mixed use development?</i>	0	
<b>15. Good quality employment opportunities available to all</b>		
• <i>Will it provide employment opportunities for local people?</i>	0	
• <i>Will it contribute to improving diversity of employment opportunities?</i>	0	
• <i>Will it ensure employment opportunities are accessible by public transport?</i>	0	
<b>16. Conditions for business success, economic growth and investment</b>		
• <i>Will it support existing businesses?</i>	+	Provision of affordable housing as part of the development of the site will help to support existing businesses with the recruitment and retention of staff
• <i>Will it maximise local skills?</i>	0	
• <i>Will it encourage investment (including inward investment)?</i>	0	
• <i>Will it provide for the needs of business (such as a range of premises, land and infrastructure)?</i>	0	
• <i>Will it encourage rural diversification?</i>	0	

SA Objective	Site Ref:	H18: Land north of Eastville Cottage, Ripon Road – 0.4ha proposed residential development
	Performance	Commentary
<b>1. Quality housing available to everyone</b>		
• Will it make housing available to people in need?	?	Site size would allow the Council to negotiate for an element of affordable housing under emerging policy but not current policy See comments regarding mitigation which relate to all sites
• Will it improve energy efficiency in housing?	?	
• Will it increase the use of sustainable building practices?	?	
<b>2. Conditions and services to engender good health</b>		
• Will it promote positive health and prevent ill health?	+	Site is within 3km of an outdoor sports facility.
• Will it encourage healthy lifestyles?		
<b>3. Safety and security for people and property</b>		
• Will it reduce crime and disorder through design measures?	?	See comments regarding mitigation which relate to all sites
<b>4. Vibrant communities which participate in decision making</b>		
• Will it improve and increase community facilities?	0	Site is too small to accommodate community facilities
• Will it reduce the potential for social isolation with particular regard to disadvantaged groups?	?	Provision of affordable housing will contribute to creating well balanced communities, thereby helping to reduce social isolation
<b>5. Culture, leisure and recreation activities available to all</b>		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	0	
• Will it preserve, promote and enhance culture in the District?	0	
<b>6. Local needs met locally</b>		
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?	-	The site schedule indicates a negative score for accessibility to jobs, shops and services and therefore residents are considered to be unable to access services and commute to work by non-car modes
• Will it provide appropriate housing for local needs?	?	See comments made under objective 1
• Will it support the vibrancy of town and village centres?	0	
<b>7. Education and training opportunities which build on the skills and capacity of the population</b>		
• Will it provide opportunities for training and apprenticeships?	0	
<b>8. Bio-diverse and attractive natural environment</b>		
• Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?	0	
• Will it increase the quality and quantity of woodland cover?	0	
• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?	0	
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0	
• Will it promote and raise awareness of the enjoyment/ benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	0	
• Will it contribute to local distinctiveness and countryside character?	-	Development of the site would result in the loss of an area of land which forms part of the Special Landscape area

<b>9. Minimal pollution levels</b>		
• Will it clean up contaminated land?	?	Site provides an opportunity to clean up potentially contaminated land
• Will it maintain and where possible improve air quality?	?	
• Will it maintain and where possible improve surface water and groundwater quality?	?	Mains reinforcement will be required. Improvements may be necessary to the local public sewer network. Sewerage infrastructure crosses the site. There is adequate capacity in the public foul sewer network to take reasonably anticipated foul water flows
• Will it maintain and where possible improve soil quality and minimise the loss of soil to development?	+/-	Part of the site is brownfield, the remainder is undeveloped
• Will it prevent unacceptable levels of noise and light pollution?	-	The site lies adjacent to the A61 and traffic noise would be of concern
<b>10. A transport network which maximises access whilst minimising detrimental impacts</b>		
• Will it increase access to key resources and services by means other than the car/	-	See comments under objective 6
• Will it ease congestion on the road/rail network?	?	The site is within 400m of a bus stop on the key bus network
• Will it increase provision of public transport where needed?	0	
• Will it improve existing provision of cycleways and footpaths?	?	Development of this site may provide an opportunity to improve the walking environment
• Will it make the environment for non car travel more attractive?	0	
• Will it improve rail services and facilities?	0	
<b>11. Minimise greenhouse gas emissions and a managed response to climate change</b>		
• Will it reduce greenhouse gas emissions?	?	See comments regarding mitigation which relate to all sites
• Will it increase the amount of energy from non-renewable sources that is generated and consumed?	?	Emerging Council policy requires development of more than 10 dwellings or employment development of 1000m <sup>2</sup> to provide 10% of its energy requirements from renewable resources
• Will it reduce the risk of flooding?	+	The site lies within Flood Zone 1 and is therefore at low risk.
<b>12. Prudent and efficient use of energy and natural resource with minimal production of waste</b>		
• Will it increase efficiency in water, energy and raw material use?	?	See comments regarding mitigation which relate to all sites
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)?	+/-	Part of the site is brownfield, the remainder is undeveloped
• Will it increase prevention, re-use, recovery and recycling of waste?	?	See comments regarding mitigation which relate to all sites
<b>13. Protect and enhance the historic environment</b>		
• Will it enhance features and areas of historical/cultural value?	0	
• Will it promote sensitive re-use of historic/culturally important buildings where appropriate?	0	
• Will it conserve the character of historic settlements and conservation areas?	0	
• Will it preserve and where appropriate enhance features of archaeological importance?	0	
<b>14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development</b>		
• Will it promote the development of communities with accessible services, employment, shops and leisure facilities?	-	See comments under objective 6
• Will it prevent inappropriate development in flood plains?	+	See comments under objective 11
• Will it ensure new developments provide essential services accessible without use of a car and are accessible by public	-	See comments under objective 6

<i>transport?</i>		
• <i>Will it result in the regeneration of derelict or visually unattractive land?</i>	+	Development provides the opportunity to regenerate a visually unattractive site on the approach to Harrogate
• <i>Will encourage the re-use of existing buildings?</i>	0	
• <i>Will it ensure high design quality which supports local distinctiveness?</i>	+	High design quality will be required as it is within a special landscape area
• <i>Will it promote mixed use development?</i>	0	
<b>15. Good quality employment opportunities available to all</b>		
• <i>Will it provide employment opportunities for local people?</i>	0	
• <i>Will it contribute to improving diversity of employment opportunities?</i>	0	
• <i>Will it ensure employment opportunities are accessible by public transport?</i>	0	
<b>16. Conditions for business success, economic growth and investment</b>		
• <i>Will it support existing businesses?</i>	0	
• <i>Will it maximise local skills?</i>	0	
• <i>Will it encourage investment (including inward investment)?</i>	0	
• <i>Will it provide for the needs of business (such as a range of premises, land and infrastructure)?</i>	0	
• <i>Will it encourage rural diversification?</i>	0	

SA Objective	Site Ref: Performance	H19: Land at Nitter Hill – 1.1ha proposed residential development Commentary
<b>1. Quality housing available to everyone</b>		
• Will it make housing available to people in need?	+	Site size would allow the Council to negotiate for an element of affordable housing under current policy
• Will it improve energy efficiency in housing?	?	See comments regarding mitigation which relate to all sites
• Will it increase the use of sustainable building practices?	?	
<b>2. Conditions and services to engender good health</b>		
• Will it promote positive health and prevent ill health?	+	Site is within 1km of amenity open space and within 3km of an outdoor sports facility. In addition the site size is of sufficient size to incorporate new amenity open space and play area. This could have a secondary effect on improving health by ensuring provision of recreational open space/encouraging physical activity
• Will it encourage healthy lifestyles?	+	
<b>3. Safety and security for people and property</b>		
• Will it reduce crime and disorder through design measures?	?	See comments regarding mitigation which relate to all sites
<b>4. Vibrant communities which participate in decision making</b>		
• Will it improve and increase community facilities?	?	Site size can accommodate community facilities
• Will it reduce the potential for social isolation with particular regard to disadvantaged groups?	+	Provision of affordable housing will contribute to creating well balanced communities, thereby helping to reduce social isolation
<b>5. Culture, leisure and recreation activities available to all</b>		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	+	Opportunity for the site to meet the recreational needs of the area in addition to its own open space requirements
• Will it preserve, promote and enhance culture in the District?	0	
<b>6. Local needs met locally</b>		
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?	-	The site schedule indicates a negative score for accessibility to jobs, shops and services and therefore residents are considered to be unable to access services and commute to work by non-car modes
• Will it provide appropriate housing for local needs?	+	See comments made under objective 1
• Will it support the vibrancy of town and village centres?	0	
<b>7. Education and training opportunities which build on the skills and capacity of the population</b>		
• Will it provide opportunities for training and apprenticeships?	0	
<b>8. Bio-diverse and attractive natural environment</b>		
• Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?	0	
• Will it increase the quality and quantity of woodland cover?	-	Development of the site would result in the loss of woodland
• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?	0	
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0	
• Will it promote and raise awareness of the enjoyment/ benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	0	
• Will it contribute to local distinctiveness and countryside	-	Development of the site would result in the extension of the site into open countryside.

<i>character?</i>		The site contains visually important trees and hedgerows which should be protected
<b>9. Minimal pollution levels</b>		
• Will it clean up contaminated land?	0	
• Will it maintain and where possible improve air quality?	0	
• Will it maintain and where possible improve surface water and groundwater quality?	?	Mains reinforcement will be required. Improvements may be necessary to the local public sewer network. Sewerage infrastructure crosses the site. There is adequate capacity in the public foul sewer network to take reasonably anticipated foul water flows
• Will it maintain and where possible improve soil quality and minimise the loss of soil to development?	-	Development of the site would result in the loss of soils
• Will it prevent unacceptable levels of noise and light pollution?	0	
<b>10. A transport network which maximises access whilst minimising detrimental impacts</b>		
• Will it increase access to key resources and services by means other than the car/	-	See comments under objective 6
• Will it ease congestion on the road/rail network?	-	Development of the site close to major roads is likely to result in car commuting A transport assessment will be required to address traffic concerns
• Will it increase provision of public transport where needed?	-	The site is not on the key bus network
• Will it improve existing provision of cycleways and footpaths?	?	Development of this site may provide an opportunity to link with the cycle network
• Will it make the environment for non car travel more attractive?	0	
• Will it improve rail services and facilities?	0	
<b>11. Minimise greenhouse gas emissions and a managed response to climate change</b>		
• Will it reduce greenhouse gas emissions?	?	See comments regarding mitigation which relate to all sites
• Will it increase the amount of energy from non-renewable sources that is generated and consumed?	?	Emerging Council policy requires development of more than 10 dwellings or employment development of 1000m <sup>2</sup> to provide 10% of its energy requirements from renewable resources
• Will it reduce the risk of flooding?	+	This site has a small proportion of land in a Flood Risk Zone. This could be mitigated by redefining the outline of the site to remove the issue of flood risk
<b>12. Prudent and efficient use of energy and natural resource with minimal production of waste</b>		
• Will it increase efficiency in water, energy and raw material use?	?	See comments regarding mitigation which relate to all sites
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)?	-	Development will result in the loss of a greenfield site
• Will it increase prevention, re-use, recovery and recycling of waste?	?	See comments regarding mitigation which relate to all sites
<b>13. Protect and enhance the historic environment</b>		
• Will it enhance features and areas of historical/cultural value?	0	
• Will it promote sensitive re-use of historic/culturally important buildings where appropriate?	0	
• Will it conserve the character of historic settlements and conservation areas?	-	The site lies within the Harrogate Conservation Area. The woodland area around Oak Beck creates a clear boundary between the main built up area of the town and this site. Development has the potential to harm the open character of this part of the Conservation Area.
• Will it preserve and where appropriate enhance features of archaeological importance?	0	
<b>14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development</b>		
• Will it promote the development of communities with accessible services, employment, shops and leisure facilities?	-	See comments under objective 6

• <i>Will it prevent inappropriate development in flood plains?</i>	+	See comments under objective 11
• <i>Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport?</i>	-	See comments under objective 6
• <i>Will it result in the regeneration of derelict or visually unattractive land?</i>	0	
• <i>Will it encourage the re-use of existing buildings?</i>	0	
• <i>Will it ensure high design quality which supports local distinctiveness?</i>	-	Development of the site will have a prominent impact of the character of the area
• <i>Will it promote mixed use development?</i>	0	
<b>15. Good quality employment opportunities available to all</b>		
• <i>Will it provide employment opportunities for local people?</i>	0	The site is not proposed for employment development
• <i>Will it contribute to improving diversity of employment opportunities?</i>	0	
• <i>Will it ensure employment opportunities are accessible by public transport?</i>	0	
<b>16. Conditions for business success, economic growth and investment</b>		
• <i>Will it support existing businesses?</i>	+	Provision of affordable housing will help support existing businesses with the recruitment and retention of staff
• <i>Will it maximise local skills?</i>	0	The site is not proposed for employment development
• <i>Will it encourage investment (including inward investment)?</i>	0	
• <i>Will it provide for the needs of business (such as a range of premises, land and infrastructure)?</i>	0	
• <i>Will it encourage rural diversification?</i>	0	

SA Objective	Site Ref:	H22: Land at Grange Farm, Skipton Road – 7.3 ha proposed for mixed use
	Performance	Commentary
<b>1. Quality housing available to everyone</b>		
<ul style="list-style-type: none"> <li>Will it make housing available to people in need?</li> </ul>	+	Site size would allow the Council to negotiate for an element of affordable housing under current policy Site size will be capable of delivering more than 30 affordable homes
<ul style="list-style-type: none"> <li>Will it improve energy efficiency in housing?</li> </ul>	?	
<ul style="list-style-type: none"> <li>Will it increase the use of sustainable building practices?</li> </ul>	?	See comments regarding mitigation which relate to all sites
<b>2. Conditions and services to engender good health</b>		
<ul style="list-style-type: none"> <li>Will it promote positive health and prevent ill health?</li> </ul>	+	Site is within 1km of amenity open space and within 3km of an outdoor sports facility. In addition the site size is of sufficient size to incorporate new amenity open space and play area. This could have a secondary effect on improving health by ensuring provision of recreational open space/encouraging physical activity
<ul style="list-style-type: none"> <li>Will it encourage healthy lifestyles?</li> </ul>	+	
<b>3. Safety and security for people and property</b>		
<ul style="list-style-type: none"> <li>Will it reduce crime and disorder through design measures?</li> </ul>	?	See comments regarding mitigation which relate to all sites
<b>4. Vibrant communities which participate in decision making</b>		
<ul style="list-style-type: none"> <li>Will it improve and increase community facilities?</li> </ul>	?	The size of the site is capable of providing mixed uses incorporating community facilities
<ul style="list-style-type: none"> <li>Will it reduce the potential for social isolation with particular regard to disadvantaged groups?</li> </ul>	+	Provision of affordable housing and community facilities will contribute to creating mixed, well balanced communities, thereby helping to reduce social isolation
<b>5. Culture, leisure and recreation activities available to all</b>		
<ul style="list-style-type: none"> <li>Will it increase availability and accessibility of culture/leisure/recreation activities/venues?</li> </ul>	+	The size of the site provides the opportunity to meet the recreational needs of the area in addition to its own open space requirements
<ul style="list-style-type: none"> <li>Will it preserve, promote and enhance culture in the District?</li> </ul>	0	
<b>6. Local needs met locally</b>		
<ul style="list-style-type: none"> <li>Will it ensure that everyone has access to essential services &amp; resources within reasonable non car based travelling distance?</li> </ul>	+	The site schedule indicates a positive score for accessibility to jobs, shops and services and therefore residents are considered to be able to access services and commute to work by non car modes
<ul style="list-style-type: none"> <li>Will it provide appropriate housing for local needs?</li> </ul>	+	See comments made under objective 1
<ul style="list-style-type: none"> <li>Will it support the vibrancy of town and village centres?</li> </ul>	0	
<b>7. Education and training opportunities which build on the skills and capacity of the population</b>		
<ul style="list-style-type: none"> <li>Will it provide opportunities for training and apprenticeships?</li> </ul>	?	Employment use as part of a mixed use development may provide an opportunity for training and apprenticeships
<b>8. Bio-diverse and attractive natural environment</b>		
<ul style="list-style-type: none"> <li>Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?</li> </ul>	?	The site's trees and hedgerows may contain protected species or habitats and adverse impact or loss should be avoided
<ul style="list-style-type: none"> <li>Will it increase the quality and quantity of woodland cover?</li> </ul>	+	The size of the site is capable of incorporating an area of natural / semi natural green space which will increase wildlife interest, biodiversity and woodland cover
<ul style="list-style-type: none"> <li>Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?</li> </ul>	+	
<ul style="list-style-type: none"> <li>Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?</li> </ul>	0	
<ul style="list-style-type: none"> <li>Will it promote and raise awareness of the enjoyment/ benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?</li> </ul>	0	

<ul style="list-style-type: none"> <li>Will it contribute to local distinctiveness and countryside character?</li> </ul>	-	Site's development would result in the extension of the settlement into the countryside, thereby harming the countryside character of the area
	-	Site is of high quality landscape and important to the landscape setting of the town
<b>9. Minimal pollution levels</b>		
<ul style="list-style-type: none"> <li>Will it clean up contaminated land?</li> </ul>	0	
<ul style="list-style-type: none"> <li>Will it maintain and where possible improve air quality?</li> </ul>	0	
<ul style="list-style-type: none"> <li>Will it maintain and where possible improve surface water and groundwater quality?</li> </ul>	?	Mains reinforcement will be required. Improvements may be necessary to the local public sewer network. Sewerage infrastructure crosses the site. There is adequate capacity in the public foul sewer network to take reasonably anticipated foul water flows
<ul style="list-style-type: none"> <li>Will it maintain and where possible improve soil quality and minimise the loss of soil to development?</li> </ul>	-	The site is greenfield and will result in the loss of soils to development
<ul style="list-style-type: none"> <li>Will it prevent unacceptable levels of noise and light pollution?</li> </ul>	0	
<b>10. A transport network which maximises access whilst minimising detrimental impacts</b>		
<ul style="list-style-type: none"> <li>Will it increase access to key resources and services by means other than the car/</li> </ul>	+	See comments made under objective 6
<ul style="list-style-type: none"> <li>Will it ease congestion on the road/rail network?</li> </ul>	?	Development here close to major roads is likely to encourage increased road transport, however the site is located within 400m of a bus stop on the key bus network A transport assessment will be required to address traffic concerns
<ul style="list-style-type: none"> <li>Will it increase provision of public transport where needed?</li> </ul>	0	
<ul style="list-style-type: none"> <li>Will it improve existing provision of cycleways and footpaths?</li> </ul>	?	Development of this site may provide an opportunity to improve the walking environment
<ul style="list-style-type: none"> <li>Will it make the environment for non car travel more attractive?</li> </ul>	0	
<ul style="list-style-type: none"> <li>Will it improve rail services and facilities?</li> </ul>	0	
<b>11. Minimise greenhouse gas emissions and a managed response to climate change</b>		
<ul style="list-style-type: none"> <li>Will it reduce greenhouse gas emissions?</li> </ul>	?	See comments regarding mitigation which relate to all sites
<ul style="list-style-type: none"> <li>Will it increase the amount of energy from non-renewable sources that is generated and consumed?</li> </ul>	?	Emerging Council policy requires development of more than 10 dwellings or employment development of 1000m <sup>2</sup> to provide 10% of its energy requirements from renewable resources
<ul style="list-style-type: none"> <li>Will it reduce the risk of flooding?</li> </ul>	-	This site is adjacent to where two rivers meet (one of which is a main river) meet. Over 50% of the site is within the flood risk area. Consideration should be given as to the likelihood of this site to pass the sequential and subsequently exceptions test
<b>12. Prudent and efficient use of energy and natural resource with minimal production of waste</b>		
<ul style="list-style-type: none"> <li>Will it increase efficiency in water, energy and raw material use?</li> </ul>	?	See comments regarding mitigation which relate to all sites
<ul style="list-style-type: none"> <li>Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)?</li> </ul>	-	Development will result in the loss of a greenfield site
<ul style="list-style-type: none"> <li>Will it increase prevention, re-use, recovery and recycling of waste?</li> </ul>	?	See comments regarding mitigation which relate to all sites
<b>13. Protect and enhance the historic environment</b>		
<ul style="list-style-type: none"> <li>Will it enhance features and areas of historical/cultural value?</li> </ul>	0	
<ul style="list-style-type: none"> <li>Will it promote sensitive re-use of historic/culturally important buildings where appropriate?</li> </ul>	0	
<ul style="list-style-type: none"> <li>Will it conserve the character of historic settlements and conservation areas?</li> </ul>	0	
<ul style="list-style-type: none"> <li>Will it preserve and where appropriate enhance features of archaeological importance?</li> </ul>	0	

<b>14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development</b>		
• Will it promote the development of communities with accessible services, employment, shops and leisure facilities?	+	See comments made under objective 6
• Will it prevent inappropriate development in flood plains?	-	See comments under objective 11
• Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport?	+	See comments made under objective 6
• Will it result in the regeneration of derelict or visually unattractive land?	0	
• Will it encourage the re-use of existing buildings?	0	
• Will it ensure high design quality which supports local distinctiveness?	-	The prominent open nature of the site means that built development will have a negative impact on the local distinctiveness and character
• Will it promote mixed use development?	+	The site will provide for a mix of employment and community uses
<b>15. Good quality employment opportunities available to all</b>		
• Will it provide employment opportunities for local people?	+	Development will provide employment opportunities as part of mixed use development
• Will it contribute to improving diversity of employment opportunities?	+	Employment development offers potential to build upon and diversify local employment opportunities
• Will it ensure employment opportunities are accessible by public transport?	+	See comments made under objective 6
<b>16. Conditions for business success, economic growth and investment</b>		
• Will it support existing businesses?	+	Provision of additional employment land as part of mixed use development will encourage investment in the area and support local business expansion
• Will it maximise local skills?	?	This will be dependent on the employment uses attracted to the site
• Will it encourage investment (including inward investment)?	+	Provision of employment land will encourage inward investment
• Will it provide for the needs of business (such as a range of premises, land and infrastructure)?	+	The Employment Land Survey identified a need for additional employment land in Harrogate
• Will it encourage rural diversification?	0	

SA Objective	Site Ref: Performance	H25: Land at Harlow Hill – 10 ha proposed for residential development Commentary
<b>1. Quality housing available to everyone</b>		
• Will it make housing available to people in need?	+	Site size would allow the Council to negotiate for an element of affordable housing under current policy
	+	Site size will be capable of delivering more than 30 affordable homes
• Will it improve energy efficiency in housing?	?	See comments regarding mitigation which relate to all sites
• Will it increase the use of sustainable building practices?	?	
<b>2. Conditions and services to engender good health</b>		
• Will it promote positive health and prevent ill health?	+	Site is within 1km of amenity open space and within 3km of an outdoor sports facility. In addition the site size is of sufficient size to incorporate new amenity open space and play area. This could have a secondary effect on improving health by ensuring provision of recreational open space/encouraging physical activity
• Will it encourage healthy lifestyles?	+	
<b>3. Safety and security for people and property</b>		
• Will it reduce crime and disorder through design measures?	?	See comments regarding mitigation which relate to all sites
<b>4. Vibrant communities which participate in decision making</b>		
• Will it improve and increase community facilities?	?	The size of the site is capable of incorporating community facilities
• Will it reduce the potential for social isolation with particular regard to disadvantaged groups?	+	Provision of affordable housing and community facilities will contribute to creating mixed, well balanced communities, thereby helping to reduce social isolation
<b>5. Culture, leisure and recreation activities available to all</b>		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	+	The size of the site provides the opportunity to meet the recreational needs of the area in addition to its own open space requirements Development would result in the loss of open land forming part of a protected Green Wedge with potential for recreation
	-	
• Will it preserve, promote and enhance culture in the District?	0	
<b>6. Local needs met locally</b>		
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?	-	The site schedule indicates a negative score for accessibility to jobs, shops and services and therefore residents are considered to be unable to access services and commute to work by non-car modes
• Will it provide appropriate housing for local needs?	+	See comments made under objective 1
• Will it support the vibrancy of town and village centres?	0	
<b>7. Education and training opportunities which build on the skills and capacity of the population</b>		
• Will it provide opportunities for training and apprenticeships?	0	
<b>8. Bio-diverse and attractive natural environment</b>		
• Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?	?	The sites trees and hedgerows may contain protected species or habitats
• Will it increase the quality and quantity of woodland cover?	+	The size of the site is capable of incorporating an area of natural / semi natural green space which will increase wildlife interest, biodiversity and woodland cover
• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?	-	Development would result in the loss of open land forming part of a protected Green Wedge important to the character of the town and to provide access to the open countryside
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0	
• Will it promote and raise awareness of the enjoyment/ benefits of the natural environment/biodiversity and promote access to	0	

<i>wildlife on appropriate sites?</i>		
<ul style="list-style-type: none"> <li>Will it contribute to local distinctiveness and countryside character?</li> </ul>	- - -	Site's development would result in the extension of the settlement into the countryside, thereby harming the countryside character of the area Site is of high quality landscape and important to the landscape setting of the town Development of this greenfield site would result in the loss of open land forming part of a green wedge important to the character of the town
<b>9. Minimal pollution levels</b>		
<ul style="list-style-type: none"> <li>Will it clean up contaminated land?</li> </ul>	0	
<ul style="list-style-type: none"> <li>Will it maintain and where possible improve air quality?</li> </ul>	0	
<ul style="list-style-type: none"> <li>Will it maintain and where possible improve surface water and groundwater quality?</li> </ul>	?	Mains reinforcement will be required. Improvements may be necessary to the local public sewer network. There is adequate capacity in the public foul sewer network to take reasonably anticipated foul water flows
<ul style="list-style-type: none"> <li>Will it maintain and where possible improve soil quality and minimise the loss of soil to development?</li> </ul>	-	The site is greenfield and will result in the loss of soils to development
<ul style="list-style-type: none"> <li>Will it prevent unacceptable levels of noise and light pollution?</li> </ul>	0	
<b>10. A transport network which maximises access whilst minimising detrimental impacts</b>		
<ul style="list-style-type: none"> <li>Will it increase access to key resources and services by means other than the car/</li> </ul>	-	See comments under objective 6
<ul style="list-style-type: none"> <li>Will it ease congestion on the road/rail network?</li> </ul>	?	The site is within 400m of a bus stop on the key bus network. A transport assessment will be required to address traffic concerns
<ul style="list-style-type: none"> <li>Will it increase provision of public transport where needed?</li> </ul>	0	
<ul style="list-style-type: none"> <li>Will it improve existing provision of cycleways and footpaths?</li> </ul>	?	Planning obligations for improved facilities for non car modes of transport should be investigated
<ul style="list-style-type: none"> <li>Will it make the environment for non car travel more attractive?</li> </ul>	?	
<ul style="list-style-type: none"> <li>Will it improve rail services and facilities?</li> </ul>	0	
<b>11. Minimise greenhouse gas emissions and a managed response to climate change</b>		
<ul style="list-style-type: none"> <li>Will it reduce greenhouse gas emissions?</li> </ul>	?	See comments regarding mitigation which relate to all sites
<ul style="list-style-type: none"> <li>Will it increase the amount of energy from non-renewable sources that is generated and consumed?</li> </ul>	?	Emerging Council policy requires development of more than 10 dwellings or employment development of 1000m <sup>2</sup> to provide 10% of its energy requirements from renewable resources
<ul style="list-style-type: none"> <li>Will it reduce the risk of flooding?</li> </ul>	+	The site lies within Flood Zone 1 and is therefore at low risk. As the site measures 1ha+ a Flood Risk Assessment should be undertaken. This should include consideration of Sustainable Urban Drainage and how the layout and form of development can reduce the overall level of flood risk
<b>12. Prudent and efficient use of energy and natural resource with minimal production of waste</b>		
<ul style="list-style-type: none"> <li>Will it increase efficiency in water, energy and raw material use?</li> </ul>	?	See comments regarding mitigation which relate to all sites
<ul style="list-style-type: none"> <li>Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)?</li> </ul>	-	Development will result in the loss of a greenfield site
<ul style="list-style-type: none"> <li>Will it increase prevention, re-use, recovery and recycling of waste?</li> </ul>	?	See comments regarding mitigation which relate to all sites
<b>13. Protect and enhance the historic environment</b>		
<ul style="list-style-type: none"> <li>Will it enhance features and areas of historical/cultural value?</li> </ul>	0	
<ul style="list-style-type: none"> <li>Will it promote sensitive re-use of historic/culturally important buildings where appropriate?</li> </ul>	0	
<ul style="list-style-type: none"> <li>Will it conserve the character of historic settlements and conservation areas?</li> </ul>	0	

<ul style="list-style-type: none"> <li>Will it preserve and where appropriate enhance features of archaeological importance?</li> </ul>	0	
<b>14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development</b>		
<ul style="list-style-type: none"> <li>Will it promote the development of communities with accessible services, employment, shops and leisure facilities?</li> </ul>	-	See comments under objective 6
<ul style="list-style-type: none"> <li>Will it prevent inappropriate development in flood plains?</li> </ul>	+	See comments under objective 11
<ul style="list-style-type: none"> <li>Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport?</li> </ul>	-	See comments under objective 6
<ul style="list-style-type: none"> <li>Will it result in the regeneration of derelict or visually unattractive land?</li> </ul>	0	
<ul style="list-style-type: none"> <li>Will encourage the re-use of existing buildings?</li> </ul>	0	
<ul style="list-style-type: none"> <li>Will it ensure high design quality which supports local distinctiveness?</li> </ul>	-	The prominent open nature of the site means that built development will have a negative impact on the local distinctiveness and character
<ul style="list-style-type: none"> <li>Will it promote mixed use development?</li> </ul>	0	
<b>15. Good quality employment opportunities available to all</b>		
<ul style="list-style-type: none"> <li>Will it provide employment opportunities for local people?</li> </ul>	0	
<ul style="list-style-type: none"> <li>Will it contribute to improving diversity of employment opportunities?</li> </ul>	0	
<ul style="list-style-type: none"> <li>Will it ensure employment opportunities are accessible by public transport?</li> </ul>	0	
<b>16. Conditions for business success, economic growth and investment</b>		
<ul style="list-style-type: none"> <li>Will it support existing businesses?</li> </ul>	+	Provision of affordable housing as part of the development of the site will help to support existing businesses with the recruitment and retention of staff
<ul style="list-style-type: none"> <li>Will it maximise local skills?</li> </ul>	0	
<ul style="list-style-type: none"> <li>Will it encourage investment (including inward investment)?</li> </ul>	0	
<ul style="list-style-type: none"> <li>Will it provide for the needs of business (such as a range of premises, land and infrastructure)?</li> </ul>	0	
<ul style="list-style-type: none"> <li>Will it encourage rural diversification?</li> </ul>	0	

SA Objective	Site Ref: Performance	H34: Former Gas Works – 2.4 ha, site proposed for employment use Commentary
<b>1. Quality housing available to everyone</b>		
• Will it make housing available to people in need?	0	Site not proposed for housing
• Will it improve energy efficiency in housing?	0	
• Will it increase the use of sustainable building practices?	0	
<b>2. Conditions and services to engender good health</b>		
• Will it promote positive health and prevent ill health?	0	
• Will it encourage healthy lifestyles?	0	
<b>3. Safety and security for people and property</b>		
• Will it reduce crime and disorder through design measures?	?	See comments regarding mitigation which relates to all sites
<b>4. Vibrant communities which participate in decision making</b>		
• Will it improve and increase community facilities?	0	
• Will it reduce the potential for social isolation with particular regard to disadvantaged groups?	0	
<b>5. Culture, leisure and recreation activities available to all</b>		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	0	
• Will it preserve, promote and enhance culture in the District?	0	
<b>6. Local needs met locally</b>		
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?	+	See comments made under objective 15
• Will it provide appropriate housing for local needs?	0	Housing is not proposed
• Will it support the vibrancy of town and village centres?	0	
<b>7. Education and training opportunities which build on the skills and capacity of the population</b>		
• Will it provide opportunities for training and apprenticeships?	?	Employment development provides an opportunity for training and apprenticeships
<b>8. Bio-diverse and attractive natural environment</b>		
• Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?	0	
• Will it increase the quality and quantity of woodland cover?	0	
• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?	0	
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0	
• Will it promote and raise awareness of the enjoyment/ benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	0	
• Will it contribute to local distinctiveness and countryside character?	0	
<b>9. Minimal pollution levels</b>		
• Will it clean up contaminated land?	+	Development of the site would result in the cleaning up of a contaminated site
• Will it maintain and where possible improve air quality?	0	

• Will it maintain and where possible improve surface water and groundwater quality?	?	Improvements may be necessary to the local public sewer network. There is adequate capacity in the public foul sewer network to take reasonably anticipated foul water flows
• Will it maintain and where possible improve soil quality and minimise the loss of soil to development?	+	This is brownfield site
• Will it prevent unacceptable levels of noise and light pollution?	-	The site has a frontage onto Skipton Road and is located near the junction of the A61 and A59
<b>10. A transport network which maximises access whilst minimising detrimental impacts</b>		
• Will it increase access to key resources and services by means other than the car/	+	See comments made under objective 15
• Will it ease congestion on the road/rail network?	?	The site is within 400m of a bus stop on the key bus network.
• Will it increase provision of public transport where needed?	0	
• Will it improve existing provision of cycleways and footpaths?	?	The use of planning obligations to secure improvements should be investigated
• Will it make the environment for non car travel more attractive?	?	
• Will it improve rail services and facilities?	0	
<b>11. Minimise greenhouse gas emissions and a managed response to climate change</b>		
• Will it reduce greenhouse gas emissions?	?	See comments regarding mitigation which relates to all sites
• Will it increase the amount of energy from non-renewable sources that is generated and consumed?	?	Emerging Council policy requires employment development of 1000m <sup>2</sup> to provide 10% of its energy requirements from renewable resources.
• Will it reduce the risk of flooding?	-	Most of the site lies within Flood Zone 1, however 45% of the site lies within Flood Zones 2 and 3a
<b>12. Prudent and efficient use of energy and natural resource with minimal production of waste</b>		
• Will it increase efficiency in water, energy and raw material use?	?	See comments regarding mitigation which relates to all sites
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)?	+	This is brownfield site
• Will it increase prevention, re-use, recovery and recycling of waste?	?	See comments regarding mitigation which relates to all sites
<b>13. Protect and enhance the historic environment</b>		
• Will it enhance features and areas of historical/cultural value?	0	
• Will it promote sensitive re-use of historic/culturally important buildings where appropriate?	0	
• Will it conserve the character of historic settlements and conservation areas?	0	
• Will it preserve and where appropriate enhance features of archaeological importance?	0	
<b>14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development</b>		
• Will it promote the development of communities with accessible services, employment, shops and leisure facilities?	+	See comments made under objective 15
• Will it prevent inappropriate development in flood plains?	-	See comments made under objective 11
• Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport?	+	See comments made under objective 15
• Will it result in the regeneration of derelict or visually unattractive land?	0	
• Will it encourage the re-use of existing buildings?	0	
• Will it ensure high design quality which supports local	0	

<i>distinctiveness?</i>		
• <i>Will it promote mixed use development?</i>	<b>0</b>	Mixed use not proposed
<b>15. Good quality employment opportunities available to all</b>		
• <i>Will it provide employment opportunities for local people?</i>	<b>+</b>	Development would provide employment opportunity
• <i>Will it contribute to improving diversity of employment opportunities?</i>	<b>+</b>	Employment development offers potential to build upon and diversify local employment opportunities
• <i>Will it ensure employment opportunities are accessible by public transport?</i>	<b>+</b>	Employment development at this location would be readily accessible by modes of transport other than the car. (Within 400m from a bus stop on the key bus network)
<b>16. Conditions for business success, economic growth and investment</b>		
• <i>Will it support existing businesses?</i>	<b>+</b>	Provision of employment land will support the expansion of existing businesses
• <i>Will it maximise local skills?</i>	<b>?</b>	This will depend on the nature of the employment on the site
• <i>Will it encourage investment (including inward investment)?</i>	<b>+</b>	Provision of employment land will encourage investment in the area (including inward investment)
• <i>Will it provide for the needs of business (such as a range of premises, land and infrastructure)?</i>	<b>+</b>	There is an identified shortfall of employment land provision in Harrogate.
• <i>Will it encourage rural diversification?</i>	<b>0</b>	

SA Objective	Site Ref: Performance	H37 Land south west of Cornwall Road – 13.3 ha proposed for residential use Commentary
<b>1. Quality housing available to everyone</b>		
• Will it make housing available to people in need?	+	Site size would allow the Council to negotiate for an element of affordable housing under current policy
	+	Site size will be capable of delivering more than 30 affordable homes
• Will it improve energy efficiency in housing?	?	See comments regarding mitigation which relate to all sites
• Will it increase the use of sustainable building practices?	?	
<b>2. Conditions and services to engender good health</b>		
• Will it promote positive health and prevent ill health?	+	Site is within 1km of amenity open space and within 3km of an outdoor sports facility. In addition the site size is of sufficient size to incorporate new amenity open space and play area. This could have a secondary effect on improving health by ensuring provision of recreational open space/encouraging physical activity
• Will it encourage healthy lifestyles?	+	
	-	
<b>3. Safety and security for people and property</b>		
• Will it reduce crime and disorder through design measures?	?	See comments regarding mitigation which relate to all sites
<b>4. Vibrant communities which participate in decision making</b>		
• Will it improve and increase community facilities?	?	The size of the site is capable of providing mixed uses incorporating community facilities
• Will it reduce the potential for social isolation with particular regard to disadvantaged groups?	+	Provision of affordable housing will contribute to creating mixed, well balanced communities, thereby helping to reduce social isolation
<b>5. Culture, leisure and recreation activities available to all</b>		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	-	Loss of school playing field
• Will it preserve, promote and enhance culture in the District?	0	
<b>6. Local needs met locally</b>		
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?	-	The site schedule indicates a negative score for accessibility to jobs, shops and services and therefore residents are considered to be unable to access services and commute to work by non-car modes
• Will it provide appropriate housing for local needs?	+	See comments made under objective 1
• Will it support the vibrancy of town and village centres?	0	
<b>7. Education and training opportunities which build on the skills and capacity of the population</b>		
• Will it provide opportunities for training and apprenticeships?	0	
<b>8. Bio-diverse and attractive natural environment</b>		
• Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?	0	The sites trees and hedgerows may contain protected species or habitats
• Will it increase the quality and quantity of woodland cover?	+	The site is large enough to incorporate an area natural / semi-natural greenspace which will increase the wildlife interest, biodiversity and woodland cover
• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?	+	
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0	
• Will it promote and raise awareness of the enjoyment/ benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	0	
• Will it contribute to local distinctiveness and countryside	-	Site's development would result in the extension of the settlement into the countryside thereby

<i>character?</i>	-	harming the countryside character of the area Site is of high landscape quality and important to the landscape setting of the town
<b>9. Minimal pollution levels</b>		
• <i>Will it clean up contaminated land?</i>	0	
• <i>Will it maintain and where possible improve air quality?</i>	0	
• <i>Will it maintain and where possible improve surface water and groundwater quality?</i>	?	A water supply can be made available – on site main laying will be required A trunk main crosses the site and would require diversion Improvements may be necessary to the local public sewer network. There is adequate capacity in the public foul sewer network to take reasonably anticipated foul water flows
• <i>Will it maintain and where possible improve soil quality and minimise the loss of soil to development?</i>	-	The site is greenfield and will result in the loss of soils to development
• <i>Will it prevent unacceptable levels of noise and light pollution?</i>	0	
<b>10. A transport network which maximises access whilst minimising detrimental impacts</b>		
• <i>Will it increase access to key resources and services by means other than the car/</i>	-	See comments under objective 6
• <i>Will it ease congestion on the road/rail network?</i>	?	There is a bus stop on the key bus network within 400m of the site. A transport assessment will be required to address traffic concerns
• <i>Will it increase provision of public transport where needed?</i>	0	
• <i>Will it improve existing provision of cycleways and footpaths?</i>	?	Planning obligations for improved facilities for non car modes of transport should be investigated
• <i>Will it make the environment for non car travel more attractive?</i>	?	
• <i>Will it improve rail services and facilities?</i>	0	
<b>11. Minimise greenhouse gas emissions and a managed response to climate change</b>		
• <i>Will it reduce greenhouse gas emissions?</i>	?	See comments regarding mitigation which relate to all sites
• <i>Will it increase the amount of energy from non-renewable sources that is generated and consumed?</i>	?	Emerging Council policy requires development of more than 10 dwellings or employment development of 1000m <sup>2</sup> to provide 10% of its energy requirements from renewable resources
• <i>Will it reduce the risk of flooding?</i>	+	The site lies within Flood Zone 1 and is therefore at low risk. As the site measures 1ha+ a Flood Risk Assessment should be undertaken. This should include consideration of Sustainable Urban Drainage and how the layout and form of development can reduce the overall level of flood risk
<b>12. Prudent and efficient use of energy and natural resource with minimal production of waste</b>		
• <i>Will it increase efficiency in water, energy and raw material use?</i>	?	See comments regarding mitigation which relate to all sites
• <i>Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?</i>	-	Development will result in the loss of a greenfield site
• <i>Will it increase prevention, re-use, recovery and recycling of waste?</i>	?	See comments regarding mitigation which relate to all sites
<b>13. Protect and enhance the historic environment</b>		
• <i>Will it enhance features and areas of historical/cultural value?</i>	0	
• <i>Will it promote sensitive re-use of historic/culturally important buildings where appropriate?</i>	0	
• <i>Will it conserve the character of historic settlements and conservation areas?</i>	0	
• <i>Will it preserve and where appropriate enhance features of archaeological importance?</i>	0	
<b>14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development</b>		

• Will it promote the development of communities with accessible services, employment, shops and leisure facilities?	-	See comments under objective 6
• Will it prevent inappropriate development in flood plains?	+	See comments under objective 11
• Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport?	-	See comments under objective 6
• Will it result in the regeneration of derelict or visually unattractive land?	0	
• Will encourage the re-use of existing buildings?	0	
• Will it ensure high design quality which supports local distinctiveness?	-	The prominent location of the site on the edge of the built up area means that development will have a negative impact on the character of the area
• Will it promote mixed use development?	?	
<b>15. Good quality employment opportunities available to all</b>		
• Will it provide employment opportunities for local people?	0	The site is not proposed for employment development
• Will it contribute to improving diversity of employment opportunities?	0	
• Will it ensure employment opportunities are accessible by public transport?	0	
<b>16. Conditions for business success, economic growth and investment</b>		
• Will it support existing businesses?	+	Provision of affordable housing will help support existing businesses with the recruitment and retention of staff
• Will it maximise local skills?	0	The site is not proposed for employment development
• Will it encourage investment (including inward investment)?	0	
• Will it provide for the needs of business (such as a range of premises, land and infrastructure)?	0	
• Will it encourage rural diversification?	0	

SA Objective	Site Ref: Performance	H43: Oak Beck Park – 0.9 ha site proposed for employment use Commentary
<b>1. Quality housing available to everyone</b>		
• Will it make housing available to people in need?	0	Site not proposed for housing
• Will it improve energy efficiency in housing?	0	
• Will it increase the use of sustainable building practices?	0	
<b>2. Conditions and services to engender good health</b>		
• Will it promote positive health and prevent ill health?	0	
• Will it encourage healthy lifestyles?	0	
<b>3. Safety and security for people and property</b>		
• Will it reduce crime and disorder through design measures?	?	See comments regarding mitigation which relates to all sites
<b>4. Vibrant communities which participate in decision making</b>		
• Will it improve and increase community facilities?	0	
• Will it reduce the potential for social isolation with particular regard to disadvantaged groups?	0	
<b>5. Culture, leisure and recreation activities available to all</b>		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	0	
• Will it preserve, promote and enhance culture in the District?	0	
<b>6. Local needs met locally</b>		
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?	+	See comments made under objective 15
• Will it provide appropriate housing for local needs?	0	Housing is not proposed
• Will it support the vibrancy of town and village centres?	0	
<b>7. Education and training opportunities which build on the skills and capacity of the population</b>		
• Will it provide opportunities for training and apprenticeships?	?	Employment development provides an opportunity for training and apprenticeships
<b>8. Bio-diverse and attractive natural environment</b>		
• Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?	0	
• Will it increase the quality and quantity of woodland cover?	0	
• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?	0	
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0	
• Will it promote and raise awareness of the enjoyment/ benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	0	
• Will it contribute to local distinctiveness and countryside character?	0	
<b>9. Minimal pollution levels</b>		
• Will it clean up contaminated land?	+	Site provides an opportunity to clean up contaminated land
• Will it maintain and where possible improve air quality?	0	

<ul style="list-style-type: none"> <li>Will it maintain and where possible improve surface water and groundwater quality?</li> </ul>	?	A water supply can be made available. A distribution main crosses the site and would require diversion. Improvements may be necessary to the local public sewer network. There is adequate capacity in the public foul sewer network to take reasonably anticipated foul water flows
<ul style="list-style-type: none"> <li>Will it maintain and where possible improve soil quality and minimise the loss of soil to development?</li> </ul>	-	Loss of soils to development
<ul style="list-style-type: none"> <li>Will it prevent unacceptable levels of noise and light pollution?</li> </ul>	-	The site has a frontage onto Skipton Road and is located near the junction of the A61 and A59
<b>10. A transport network which maximises access whilst minimising detrimental impacts</b>		
<ul style="list-style-type: none"> <li>Will it increase access to key resources and services by means other than the car/</li> </ul>	+	See comments made under objective 15
<ul style="list-style-type: none"> <li>Will it ease congestion on the road/rail network?</li> </ul>	0	
<ul style="list-style-type: none"> <li>Will it increase provision of public transport where needed?</li> </ul>	0	
<ul style="list-style-type: none"> <li>Will it improve existing provision of cycleways and footpaths?</li> </ul>	?	The use of planning obligations to secure improvements should be investigated
<ul style="list-style-type: none"> <li>Will it make the environment for non car travel more attractive?</li> </ul>	?	
<ul style="list-style-type: none"> <li>Will it improve rail services and facilities?</li> </ul>	0	
<b>11. Minimise greenhouse gas emissions and a managed response to climate change</b>		
<ul style="list-style-type: none"> <li>Will it reduce greenhouse gas emissions?</li> </ul>	?	See comments regarding mitigation which relates to all sites
<ul style="list-style-type: none"> <li>Will it increase the amount of energy from non-renewable sources that is generated and consumed?</li> </ul>	?	Emerging Council policy requires employment development of 1000m <sup>2</sup> to provide 10% of its energy requirements from renewable resources.
<ul style="list-style-type: none"> <li>Will it reduce the risk of flooding?</li> </ul>	+	Flood Zone 1
<b>12. Prudent and efficient use of energy and natural resource with minimal production of waste</b>		
<ul style="list-style-type: none"> <li>Will it increase efficiency in water, energy and raw material use?</li> </ul>	?	See comments regarding mitigation which relates to all sites
<ul style="list-style-type: none"> <li>Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)?</li> </ul>	0	
<ul style="list-style-type: none"> <li>Will it increase prevention, re-use, recovery and recycling of waste?</li> </ul>	?	See comments regarding mitigation which relates to all sites
<b>13. Protect and enhance the historic environment</b>		
<ul style="list-style-type: none"> <li>Will it enhance features and areas of historical/cultural value?</li> </ul>	0	
<ul style="list-style-type: none"> <li>Will it promote sensitive re-use of historic/culturally important buildings where appropriate?</li> </ul>	0	
<ul style="list-style-type: none"> <li>Will it conserve the character of historic settlements and conservation areas?</li> </ul>	0	
<ul style="list-style-type: none"> <li>Will it preserve and where appropriate enhance features of archaeological importance?</li> </ul>	0	
<b>14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development</b>		
<ul style="list-style-type: none"> <li>Will it promote the development of communities with accessible services, employment, shops and leisure facilities?</li> </ul>	+	See comments made under objective 15
<ul style="list-style-type: none"> <li>Will it prevent inappropriate development in flood plains?</li> </ul>	+	See comments made under objective 11
<ul style="list-style-type: none"> <li>Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport?</li> </ul>	+	See comments under objective 15
<ul style="list-style-type: none"> <li>Will it result in the regeneration of derelict or visually unattractive land?</li> </ul>	0	
<ul style="list-style-type: none"> <li>Will it encourage the re-use of existing buildings?</li> </ul>	0	

• Will it ensure high design quality which supports local distinctiveness?	0	
• Will it promote mixed use development?	0	Mixed use not proposed
<b>15. Good quality employment opportunities available to all</b>		
• Will it provide employment opportunities for local people?	+	Development would provide employment opportunity
• Will it contribute to improving diversity of employment opportunities?	+	
• Will it ensure employment opportunities are accessible by public transport?	+	Employment development at this location would be readily accessible by modes of transport other than the car. (Within 400m from a bus stop on the key bus network)
<b>16. Conditions for business success, economic growth and investment</b>		
• Will it support existing businesses?	+	Provision of employment land will support the expansion of existing businesses
• Will it maximise local skills?	?	This will depend on the nature of the employment on the site
• Will it encourage investment (including inward investment)?	+	Provision of employment land will encourage investment in the area (including inward investment)
• Will it provide for the needs of business (such as a range of premises, land and infrastructure)?	+	There is an identified shortfall of employment land provision in Harrogate.
• Will it encourage rural diversification?	0	

SA Objective	Site Ref:	H104 – Land at Cornwall Road 3.8 ha - site proposed for housing
	Scale of effect	Commentary
<b>1. Quality housing available to everyone</b>		
<ul style="list-style-type: none"> <li>Will it make housing available to people in need</li> </ul>	+	Site size would allow the Council to negotiate for an element of affordable housing under current policy
<ul style="list-style-type: none"> <li>Will it improve energy efficiency in housing</li> </ul>	?	Site size will be capable of delivering more than 30 affordable homes See comments regarding mitigation which relates to all sites
<ul style="list-style-type: none"> <li>Will it increase the use of sustainable building practices</li> </ul>	?	
<b>2. Conditions and services to engender good health</b>		
<ul style="list-style-type: none"> <li>Will it promote positive health and prevent ill health</li> </ul>	+	Site is within 1km of amenity open space and within 3km of an outdoor sports facility. In addition the site size is of sufficient size to incorporate new amenity open space and play area. This could have a secondary effect on improving health by ensuring provision of recreational open space/encouraging physical activity
<ul style="list-style-type: none"> <li>Will it encourage healthy lifestyles</li> </ul>	+	
<b>3. Safety and security for people and property</b>		
<ul style="list-style-type: none"> <li>Will it reduce crime and disorder through design measures</li> </ul>	?	See comments regarding mitigation which relates to all sites
<b>4. Vibrant communities which participate in decision making</b>		
<ul style="list-style-type: none"> <li>Will it improve and increase community facilities</li> </ul>	?	Opportunity to provide community facilities
<ul style="list-style-type: none"> <li>Will it reduce the potential for social isolation with particular regard to disadvantaged groups</li> </ul>	+	Provision of affordable housing will contribute to creating mixed, well balanced communities, helping to reduce social isolation
<b>5. Culture, leisure and recreation activities available to all</b>		
<ul style="list-style-type: none"> <li>Will it increase availability and accessibility of culture/leisure/recreation activities/venues</li> </ul>	+	Opportunity for the site to meet the recreational needs of the area in addition to its own open space requirements
<ul style="list-style-type: none"> <li>Will it preserve, promote and enhance culture in the District</li> </ul>	0	
<b>6. Local needs met locally</b>		
<ul style="list-style-type: none"> <li>Will it ensure that everyone has access to essential services &amp; resources within reasonable non car based travelling distance</li> </ul>	-	The site schedule indicates a negative score for accessibility to jobs, shops and services and therefore residents are considered to be unable to access services and commute by non-car modes of transport
<ul style="list-style-type: none"> <li>Will it provide appropriate housing for local needs</li> </ul>	+	See comments regarding mitigation which relates to all sites
<ul style="list-style-type: none"> <li>Will it support the vibrancy of town and village centres</li> </ul>	0	
<b>7. Education and training opportunities which build on the skills and capacity of the population</b>		
<ul style="list-style-type: none"> <li>Will it provide opportunities for training and apprenticeships</li> </ul>	0	
<b>8. Bio-diverse and attractive natural environment</b>		
<ul style="list-style-type: none"> <li>Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats</li> </ul>	0	The site is large enough to incorporate an area of natural / semi-natural green space (including woodland) which will increase wildlife interest, biodiversity and woodland cover
<ul style="list-style-type: none"> <li>Will it increase the quality and quantity of woodland cover</li> </ul>	+	
<ul style="list-style-type: none"> <li>Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives</li> </ul>	+	
<ul style="list-style-type: none"> <li>Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status</li> </ul>	0	
<ul style="list-style-type: none"> <li>Will it promote and raise awareness of the enjoyment/ benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites</li> </ul>	0	
<ul style="list-style-type: none"> <li>Will it contribute to local distinctiveness and countryside character</li> </ul>	0	
<b>9. Minimal pollution levels</b>		

• Will it clean up contaminated land	?	Site provides opportunity to clean up potential contaminated land
• Will it maintain and where possible improve air quality	O	
• Will it maintain and where possible improve surface water and groundwater quality	?	Mains reinforcement will be required. There is adequate capacity in the public foul sewer network to take reasonably anticipated foul water flows
• Will it maintain and where possible improve soil quality and minimise the loss of soil to development	+	Brownfield site (loss of soils limited)
• Will it prevent unacceptable levels of noise and light pollution	O	
<b>10. A transport network which maximises access whilst minimising detrimental impacts</b>		
• Will it increase access to key resources and services by means other than the car	-	See comments made under objective 6
• Will it ease congestion on the road/rail network	?	Development here close to good major roads is likely to encourage car commuting, however the site is within 400m of a bus stop on the key bus network
• Will it increase provision of public transport where needed	O	
• Will it improve existing provision of cycleways and footpaths	O	Existing footpaths already serve the site
• Will it make the environment for non car travel more attractive	O	
• Will it improve rail services and facilities	O	
<b>11. Minimise greenhouse gas emissions and a managed response to climate change</b>		
• Will it reduce greenhouse gas emissions	?	See comments regarding mitigation which relate to all sites
• Will it increase the amount of energy from non-renewable sources that is generated and consumed	?	The Council is proposing to require sites of 10+ residential units or sites with a floor space of 1000m <sup>2</sup> to provide 10% of its energy requirements from renewable sources
• Will it reduce the risk of flooding	+	Flood Zone 1
<b>12. Prudent and efficient use of energy and natural resource with minimal production of waste</b>		
• Will it increase efficiency in water, energy and raw material use	?	See comments regarding mitigation which relate to all sites
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land	+	Development of this brownfield site would represent an efficient use of land and reduce the loss of greenfield land
• Will it increase prevention, re-use, recovery and recycling of waste?	?	See comments regarding mitigation which relate to all sites
<b>13. Protect and enhance the historic environment</b>		
• Will it enhance features and areas of historical/cultural value	O	
• Will it promote sensitive re-use of historic/culturally important buildings where appropriate	O	
• Will it conserve the character of historic settlements and conservation areas	+	The site lies within the Conservation Area and redevelopment provides an opportunity to improve its character
• Will it preserve and where appropriate enhance features of archaeological importance	O	
<b>14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development</b>		
• Will it promote the development of communities with accessible services, employment, shops and leisure facilities	-	See comments made under objective 6
• Will it prevent inappropriate development in flood plains	+	See comments made under objective 11
• Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport	-	See comments made under objective 6
• Will it result in the regeneration of derelict or visually unattractive land	O	
• Will encourage the re-use of existing buildings	-	Demolition of office buildings and other structures required

• <i>Will it ensure high design quality which supports local distinctiveness</i>	+	Redevelopment provides the opportunity for high quality design
• <i>Will it promote mixed use development</i>	0	
<b>15. Good quality employment opportunities available to all</b>		
• <i>Will it provide employment opportunities for local people</i>	-	Residential development will result in the loss of employment land
• <i>Will it contribute to improving diversity of employment opportunities</i>	-	
• <i>Will it ensure employment opportunities are accessible by public transport</i>	-	Residential development will result in the loss of an employment site that is accessible by modes other than the car
<b>16. Conditions for business success, economic growth and investment</b>		
• <i>Will it support existing businesses</i>	?	Residential development will result in the loss of employment land, however it is land that is surplus to the operational requirements of the existing business on site
• <i>Will it maximise local skills</i>	0	
• <i>Will it encourage investment (including inward investment)</i>	-	Loss of employment land
• <i>Will it provide for the needs of business (such as a range of premises, land and infrastructure)</i>	-	
• <i>Will it encourage rural diversification</i>	0	

SA Objective	Site Ref:	H105 – Land off Harlow Moor Road 1.1 ha - site proposed for housing
	Scale of effect	Commentary
<b>1. Quality housing available to everyone</b>		
• Will it make housing available to people in need	+	Site size would allow the Council to negotiate for an element of affordable housing under current policy
• Will it improve energy efficiency in housing	?	See comments regarding mitigation which relates to all sites
• Will it increase the use of sustainable building practices	?	
<b>2. Conditions and services to engender good health</b>		
• Will it promote positive health and prevent ill health	+	Site is within 1km of amenity open space and within 3km of an outdoor sports facility. In addition the site size is of sufficient size to incorporate new amenity open space and play area. This could have a secondary effect on improving health by ensuring provision of recreational open space/encouraging physical activity
• Will it encourage healthy lifestyles	+	
<b>3. Safety and security for people and property</b>		
• Will it reduce crime and disorder through design measures	?	See comments regarding mitigation which relates to all sites
<b>4. Vibrant communities which participate in decision making</b>		
• Will it improve and increase community facilities	?	Opportunity to provide community facilities
• Will it reduce the potential for social isolation with particular regard to disadvantaged groups	+	Provision of affordable housing will contribute to creating mixed, well balanced communities, helping to reduce social isolation
<b>5. Culture, leisure and recreation activities available to all</b>		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues	+	Opportunity for the site to meet the recreational needs of the area in addition to its own open space requirements
• Will it preserve, promote and enhance culture in the District	0	
<b>6. Local needs met locally</b>		
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance	-	The site schedule indicates a negative score for accessibility to jobs, shops and services and therefore residents are considered to be unable to access services and commute by non-car modes of transport
• Will it provide appropriate housing for local needs	+	See comments regarding mitigation which relates to all sites
• Will it support the vibrancy of town and village centres	0	
<b>7. Education and training opportunities which build on the skills and capacity of the population</b>		
• Will it provide opportunities for training and apprenticeships	0	
<b>8. Bio-diverse and attractive natural environment</b>		
• Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats	0	The site is large enough to incorporate an area of natural / semi-natural green space (including woodland) which will increase wildlife interest, biodiversity and woodland cover
• Will it increase the quality and quantity of woodland cover	+	
• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives	+	
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status	0	
• Will it promote and raise awareness of the enjoyment/ benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites	0	
• Will it contribute to local distinctiveness and countryside character	?	Site lies adjacent to high quality landscape important to the setting of the town
<b>9. Minimal pollution levels</b>		

• Will it clean up contaminated land	?	Site provides an opportunity to clean up potentially contaminated land
• Will it maintain and where possible improve air quality	O	
• Will it maintain and where possible improve surface water and groundwater quality	?	Mains reinforcement will be required. There is adequate capacity in the public foul sewer network to take reasonably anticipated foul water flows
• Will it maintain and where possible improve soil quality and minimise the loss of soil to development	+	Brownfield site (loss of soils limited)
• Will it prevent unacceptable levels of noise and light pollution	O	
<b>10. A transport network which maximises access whilst minimising detrimental impacts</b>		
• Will it increase access to key resources and services by means other than the car	-	See comments made under objective 6
• Will it ease congestion on the road/rail network	?	Development here close to good major roads is likely to encourage car commuting, however the site is within 400m of a bus stop on the key bus network
• Will it increase provision of public transport where needed	O	
• Will it improve existing provision of cycleways and footpaths	O	Existing footpaths already serve the site
• Will it make the environment for non car travel more attractive	O	
• Will it improve rail services and facilities	O	
<b>11. Minimise greenhouse gas emissions and a managed response to climate change</b>		
• Will it reduce greenhouse gas emissions	?	See comments regarding mitigation which relate to all sites
• Will it increase the amount of energy from non-renewable sources that is generated and consumed	?	The Council is proposing to require sites of 10+ residential units or sites with a floor space of 1000m <sup>2</sup> to provide 10% of its energy requirements from renewable sources
• Will it reduce the risk of flooding	+	Flood Zone 1
<b>12. Prudent and efficient use of energy and natural resource with minimal production of waste</b>		
• Will it increase efficiency in water, energy and raw material use	?	See comments regarding mitigation which relate to all sites
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land	+	Development of this brownfield site would represent an efficient use of land and reduce the loss of greenfield land
• Will it increase prevention, re-use, recovery and recycling of waste?	?	See comments regarding mitigation which relate to all sites
<b>13. Protect and enhance the historic environment</b>		
• Will it enhance features and areas of historical/cultural value	O	
• Will it promote sensitive re-use of historic/culturally important buildings where appropriate	O	
• Will it conserve the character of historic settlements and conservation areas	O	
• Will it preserve and where appropriate enhance features of archaeological importance	O	
<b>14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development</b>		
• Will it promote the development of communities with accessible services, employment, shops and leisure facilities	-	See comments made under objective 6
• Will it prevent inappropriate development in flood plains	+	See comments made under objective 11
• Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport	-	See comments made under objective 6
• Will it result in the regeneration of derelict or visually unattractive land	O	
• Will encourage the re-use of existing buildings	-	Demolition of existing offices/other structures required

• <i>Will it ensure high design quality which supports local distinctiveness</i>	+	Redevelopment provides the opportunity for high quality design
• <i>Will it promote mixed use development</i>	0	
<b>15. Good quality employment opportunities available to all</b>		
• <i>Will it provide employment opportunities for local people</i>	-	Residential development will result in the loss of employment land
• <i>Will it contribute to improving diversity of employment opportunities</i>	-	
• <i>Will it ensure employment opportunities are accessible by public transport</i>	-	Residential development will result in the loss of an employment site that is accessible by modes other than the car
<b>16. Conditions for business success, economic growth and investment</b>		
• <i>Will it support existing businesses</i>	?	Residential development will result in the loss of employment land, however it is land that is surplus to the operational requirements of the existing business on site
• <i>Will it maximise local skills</i>	0	
• <i>Will it encourage investment (including inward investment)</i>	-	Loss of employment land
• <i>Will it provide for the needs of business (such as a range of premises, land and infrastructure)</i>	-	
• <i>Will it encourage rural diversification</i>	0	

SA Objective	Site Ref: Performance	H1023 – Spa Tennis Club, Kent Drive – 0.6 ha site proposed for housing Commentary
<b>1. Quality housing available to everyone</b>		
• Will it make housing available to people in need?	+	Site size would allow the Council to negotiate for an element of affordable housing under current policy
• Will it improve energy efficiency in housing?	?	See comments regarding mitigation which relate to all sites
• Will it increase the use of sustainable building practices?	?	
<b>2. Conditions and services to engender good health</b>		
• Will it promote positive health and prevent ill health?	+	Site is within 1km of amenity open space and within 3km of an outdoor sports facility. In addition the site size is of sufficient size to incorporate new amenity open space and play area. This could have a secondary effect on improving health by ensuring provision of recreational open space/encouraging physical activity
• Will it encourage healthy lifestyles?		
<b>3. Safety and security for people and property</b>		
• Will it reduce crime and disorder through design measures?	?	See comments regarding mitigation which relate to all sites
<b>4. Vibrant communities which participate in decision making</b>		
• Will it improve and increase community facilities?	0	Provision of affordable housing will contribute to creating mixed, well balanced communities helping to reduce social isolation
• Will it reduce the potential for social isolation with particular regard to disadvantaged groups?	+	
<b>5. Culture, leisure and recreation activities available to all</b>		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	-	Loss of recreation facility
• Will it preserve, promote and enhance culture in the District?	0	
<b>6. Local needs met locally</b>		
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?	-	The site schedule indicates a negative score for accessibility to jobs, shops and services and therefore residents are not considered to be able to access services and commute to work by non-car modes.
• Will it provide appropriate housing for local needs?	+	See comments made under objective 1
• Will it support the vibrancy of town and village centres?	0	
<b>7. Education and training opportunities which build on the skills and capacity of the population</b>		
• Will it provide opportunities for training and apprenticeships?	0	
<b>8. Bio-diverse and attractive natural environment</b>		
• Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?	0	
• Will it increase the quality and quantity of woodland cover?	0	
• Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?	0	
• Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status?	0	
• Will it promote and raise awareness of the enjoyment/ benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	0	
• Will it contribute to local distinctiveness and countryside	0	

character?		
<b>9. Minimal pollution levels</b>		
• Will it clean up contaminated land?	0	
• Will it maintain and where possible improve air quality?	0	
• 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 soil to development?	+	It is a brownfield site
• Will it prevent unacceptable levels of noise and light pollution?	0	
<b>10. A transport network which maximises access whilst minimising detrimental impacts</b>		
• Will it increase access to key resources and services by means other than the car/	-	See comments under objective 6
• Will it ease congestion on the road/rail network?	0	
• Will it increase provision of public transport where needed?	?	The site is within 400m of a bus stop on the key bus network
• Will it improve existing provision of cycleways and footpaths?	+	There is an opportunity to link the site with the cycle network
• Will it make the environment for non car travel more attractive?	0	
• Will it improve rail services and facilities?	0	
<b>11. Minimise greenhouse gas emissions and a managed response to climate change</b>		
• Will it reduce greenhouse gas emissions?	?	See comments regarding mitigation which relate to all sites
• Will it increase the amount of energy from non-renewable sources that is generated and consumed?	?	Emerging Council policy requires developments of more than 10 dwellings to provide 10% of its energy requirements from renewable sources.
• Will it reduce the risk of flooding?	+	Flood Zone 1
<b>12. Prudent and efficient use of energy and natural resource with minimal production of waste</b>		
• Will it increase efficiency in water, energy and raw material use?	?	See comments regarding mitigation which relate to all sites
• Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)?	+	Brownfield
• Will it increase prevention, re-use, recovery and recycling of waste?	?	See comments regarding mitigation which relate to all sites
<b>13. Protect and enhance the historic environment</b>		
• Will it enhance features and areas of historical/cultural value?	0	
• Will it promote sensitive re-use of historic/culturally important buildings where appropriate?	0	
• Will it conserve the character of historic settlements and conservation areas?	+	The site lies within the conservation area and redevelopment provides the opportunity to improve its character
• Will it preserve and where appropriate enhance features of archaeological importance?	0	
<b>14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development</b>		
• Will it promote the development of communities with accessible services, employment, shops and leisure facilities?	-	See comments made under objective 6
• Will it prevent inappropriate development in flood plains?	+	See comments made under objective 11
• Will it ensure new developments provide essential services accessible without use of a car and are accessible by public	-	See comments made under objective 6

<i>transport?</i>		
• <i>Will it result in the regeneration of derelict or visually unattractive land?</i>	0	
• <i>Will encourage the re-use of existing buildings?</i>	0	
• <i>Will it ensure high design quality which supports local distinctiveness?</i>	+	Redevelopment allows the opportunity for high quality new buildings
• <i>Will it promote mixed use development?</i>	0	
<b>15. Good quality employment opportunities available to all</b>		
• <i>Will it provide employment opportunities for local people?</i>	0	This site has not been proposed for employment use
• <i>Will it contribute to improving diversity of employment opportunities?</i>	0	
• <i>Will it ensure employment opportunities are accessible by public transport?</i>	0	
<b>16. Conditions for business success, economic growth and investment</b>		
• <i>Will it support existing businesses?</i>	+	Provision of affordable housing as part of the development of the site will help to support existing businesses with the recruitment and retention of staff.
• <i>Will it maximise local skills?</i>	0	
• <i>Will it encourage investment (including inward investment)?</i>	0	
• <i>Will it provide for the needs of business (such as a range of premises, land and infrastructure)?</i>	0	
• <i>Will it encourage rural diversification?</i>	0	