

Ripon

SA Objective	Site Ref:	R1 Land to the north of Bridge View Road. 1.0 Ha for residential use.
	Performance	Commentary
1. Quality housing available to everyone		
<ul style="list-style-type: none"> Will it make housing available to people in need? 	+	Site size would allow the Council to negotiate for an element of affordable housing under current policy
<ul style="list-style-type: none"> Will it improve energy efficiency in housing? 	?	See comments regarding mitigation which relates to all sites
<ul style="list-style-type: none"> Will it increase the use of sustainable building practices? 	?	
2. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it promote positive health and prevent ill health? 	+	Site is within 3km of an outdoor sports facility. In addition the site is of sufficient size to incorporate new amenity open space or 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"> Will it encourage healthy lifestyles? 	+	
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? 	?	See comments regarding mitigation which relates to all sites.
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> Will it improve and increase community facilities? 	?	Large site with potential to incorporate community facilities if required.
<ul style="list-style-type: none"> Will it reduce the potential for social isolation with particular regard to disadvantaged groups? 	+	Provision of affordable housing will contribute to creating mixed, well balanced communities, helping to reduce social isolation.
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase availability and accessibility of culture/leisure/recreation activities/venues? 	+	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements
<ul style="list-style-type: none"> Will it preserve, promote and enhance culture in the District? 	0	
6. Local needs met locally		
<ul style="list-style-type: none"> Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? 	-	The site schedule indicates a negative score for accessibility to jobs, shops and services and therefore residents will be unable to access services and commute to work by non car modes of transport.
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? 	+	See comments made under objective 1
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> Will it provide opportunities for training and apprenticeships? 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? 	?	Site may contain protected species or habitats and adverse impacts should be avoided.
<ul style="list-style-type: none"> Will it increase the quality and quantity of woodland cover? 	?	
<ul style="list-style-type: none"> Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives? 	?	
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	0	
<ul style="list-style-type: none"> Will it promote and raise awareness of the enjoyment/ benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites? 	0	
<ul style="list-style-type: none"> Will it 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.
9. Minimal pollution levels		
• Will it clean up contaminated land?	O	
• Will it maintain and where possible improve air quality?	?	
• Will it maintain and where possible improve surface water and groundwater quality?	?	The local public sewer network may not have capacity to accept any additional discharge of surface water, therefore consideration should be given to discharging as appropriate to soakaways, infiltration systems and watercourses. Any surface water discharge to the public sewer network should be restricted to previous/present level.
• Will it maintain and where possible improve soil quality and minimise the loss of soil to development?	-	Loss of soils to development
• Will it prevent unacceptable levels of noise and light pollution?	?	
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car/	-	See comments made under objective 6
• Will it ease congestion on the road/rail network?	?	Site is within 400m of a bus stop on the key network.
• Will it increase provision of public transport where needed?	?	
• Will it improve existing provision of cycleways and footpaths?	?	Planning obligations for improved facilities for non car modes of transport should be investigated eg link to cycle network
• Will it make the environment for non car travel more attractive?	?	
• Will it improve rail services and facilities?	O	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	?	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 floorspace of 1000m ² + to provide 10% of its energy requirements from renewable resources.
• Will it reduce the risk of flooding?	-	75% of the site is at risk from flooding
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	?	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 relates to all sites.
13. Protect and enhance the historic environment		
• Will it enhance features and areas of historical/cultural value?	-	Site's development would harm the open character of this part of Ripon and impact on the setting of the Special Landscape Area and the River Ure.
• Will it promote sensitive re-use of historic/culturally important buildings where appropriate?	O	Buildings on site not worthy of retention.
• Will it conserve the character of historic settlements and conservation areas?	O	
• Will it preserve and where appropriate enhance features of archaeological importance?	O	
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
• Will it promote the development of communities with accessible services, employment, shops and leisure facilities?	-	See comments made under objective 6

• <i>Will it prevent inappropriate development in flood plains?</i>	-	See comments made 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>	?	
• <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	Buildings not considered to be worthy of retention
• <i>Will it ensure high design quality which supports local distinctiveness?</i>	-	The open nature of the site means that built development will have a negative impact on local distinctiveness and character.
• <i>Will it promote mixed use development?</i>	0	
15. Good quality employment opportunities available to all		
• <i>Will it provide employment opportunities for local people?</i>	0	The site is not 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	
16. Conditions for business success, economic growth and investment		
• <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	The site is not proposed for employment use.
• <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:	R2a Land at Littlethorpe Manor. 1.1Ha for housing
	Performance	Commentary
1. Quality housing available to everyone		
<ul style="list-style-type: none"> Will it make housing available to people in need? 	+	Site size would enable the Council to negotiate for an element of affordable housing under current policy
<ul style="list-style-type: none"> Will it improve energy efficiency in housing? 	?	See comments regarding mitigation which relate to all sites
<ul style="list-style-type: none"> Will it increase the use of sustainable building practices? 	?	
2. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it promote positive health and prevent ill health? 	+	Site is within 3km of an outdoor sports facility and 1km of a play area and amenity open space. In addition the site is of sufficient size to incorporate new amenity open space or 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"> Will it encourage healthy lifestyles? 	+	
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? 	?	See comments regarding mitigation which relate to all sites
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> Will it improve and increase community facilities? 	?	Potential to incorporate a community facility if required.
<ul style="list-style-type: none"> Will it reduce the potential for social isolation with particular regard to disadvantaged groups? 	+	Provision of affordable housing will contribute to creating mixed, well balanced communities, helping to reduce social isolation.
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase availability and accessibility of culture/leisure/recreation activities/venues? 	+	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements
<ul style="list-style-type: none"> Will it preserve, promote and enhance culture in the District? 	0	
6. Local needs met locally		
<ul style="list-style-type: none"> Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? 	-	The site schedule indicates a negative score for accessibility to jobs, shops and services and therefore residents will be unable to access services and commute to work by non car modes of transport.
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? 	+	See comments under objective 1
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> Will it provide opportunities for training and apprenticeships? 	0	Site not proposed for education use.
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? 	?	Site's grassland trees and hedgerows may contain protected species or habitats and adverse impacts should be avoided.
<ul style="list-style-type: none"> Will it increase the quality and quantity of woodland cover? 	+	Site provides an opportunity to provide new 'on site' woodland cover and green space.
<ul style="list-style-type: none"> Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives? 	+	Site provides the opportunity to create new on site green space which will increase wildlife interest and biodiversity.
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	0	
<ul style="list-style-type: none"> Will it promote and raise awareness of the enjoyment/ benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites? 	?	
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside 	-	Site is on the edge of the built up area and has a distinct countryside feel. Development of this site will

<i>character?</i>		result in the extension of the settlement into the countryside harming the countryside character of the area.
9. Minimal pollution levels		
• <i>Will it clean up contaminated land?</i>	O	
• <i>Will it maintain and where possible improve air quality?</i>	O	
• <i>Will it maintain and where possible improve surface water and groundwater quality?</i>	?	Mains reinforcement required. The local public sewer network may not have capacity to accept any additional discharge of surface water from the proposed site. Therefore consideration should firstly be given to discharging to, as appropriate, soakaways, infiltration systems and water courses. Any surface water discharges to the public sewer network must be restricted to the previous/present level; of discharge.
• <i>Will it maintain and where possible improve soil quality and minimise the loss of soil to development?</i>	-	Loss of soils to development
• <i>Will it prevent unacceptable levels of noise and light pollution?</i>	-	This is a noisy site close to the Ripon Bypass.
10. A transport network which maximises access whilst minimising detrimental impacts		
• <i>Will it increase access to key resources and services by means other than the car/</i>	-	See comments made under objective 6
• <i>Will it ease congestion on the road/rail network?</i>	?	Transport Assessment and Travel Plan required.
• <i>Will it increase provision of public transport where needed?</i>	?	
• <i>Will it improve existing provision of cycleways and footpaths?</i>	?	
• <i>Will it make the environment for non car travel more attractive?</i>	?	
• <i>Will it improve rail services and facilities?</i>	O	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• <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>	?	The Council is proposing to require sites of 10+ residential units or sites with a floorspace of 1000m2 to provide 10% of its energy requirements from renewable resources.
• <i>Will it reduce the risk of flooding?</i>	-	Most of the site lies in Flood Zone 1 but 30% lies in Flood Zone 2
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• <i>Will it increase efficiency in water, energy and raw material use?</i>	?	
• <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
13. Protect and enhance the historic environment		
• <i>Will it enhance features and areas of historical/cultural value?</i>	O	
• <i>Will it promote sensitive re-use of historic/culturally important buildings where appropriate?</i>	O	
• <i>Will it conserve the character of historic settlements and conservation areas?</i>	O	
• <i>Will it preserve and where appropriate enhance features of archaeological importance?</i>	O	
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
• <i>Will it promote the development of communities with accessible services, employment, shops and leisure facilities?</i>	-	See comments made under objective 6

• <i>Will it prevent inappropriate development in flood plains?</i>	-	See comments made 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 made under objective 6
• <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>	-	The open nature of this site means that built development will have a negative impact on local distinctiveness and character.
• <i>Will it promote mixed use development?</i>	?	
15. Good quality employment opportunities available to all		
• <i>Will it provide employment opportunities for local people?</i>	0	Site not 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	
16. Conditions for business success, economic growth and investment		
• <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	Site not proposed for employment use
• <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	R2b Land at Littlethorpe Manor. 0.5Ha for housing Commentary
1. Quality housing available to everyone		
<ul style="list-style-type: none"> Will it make housing available to people in need? 	+	Site size would enable the Council to negotiate for an element of affordable housing under current policy
<ul style="list-style-type: none"> Will it improve energy efficiency in housing? 	?	See comments regarding mitigation which relate to all sites
<ul style="list-style-type: none"> Will it increase the use of sustainable building practices? 	?	
2. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it promote positive health and prevent ill health? 	+	Site is within 3km of an outdoor sports facility and 1km of a play area and amenity open space. In addition the site is of sufficient size to incorporate new amenity open space or 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"> Will it encourage healthy lifestyles? 	+	
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? 	?	See comments regarding mitigation which relate to all sites
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> Will it improve and increase community facilities? 	?	Potential to provide community facility
<ul style="list-style-type: none"> Will it reduce the potential for social isolation with particular regard to disadvantaged groups? 	+	Provision of affordable housing will contribute to creating mixed, well balanced communities, helping to reduce social isolation.
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase availability and accessibility of culture/leisure/recreation activities/venues? 	+	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements
<ul style="list-style-type: none"> Will it preserve, promote and enhance culture in the District? 	0	
6. Local needs met locally		
<ul style="list-style-type: none"> Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? 	-	The site schedule indicates a negative score for accessibility to jobs, shops and services and therefore residents will be unable to access services and commute to work by non car modes of transport.
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? 	+	See comments under objective 1
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> Will it provide opportunities for training and apprenticeships? 	0	Site not proposed for education use.
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? 	?	Site's grassland trees and hedgerows may contain protected species or habitats and adverse impacts should be avoided.
<ul style="list-style-type: none"> Will it increase the quality and quantity of woodland cover? 	?	
<ul style="list-style-type: none"> Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives? 	?	
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	0	
<ul style="list-style-type: none"> Will it promote and raise awareness of the enjoyment/ benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites? 	?	
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside 	-	Site is on the edge of the built up area and has a distinct countryside feel. Development of this site will

character?		result in the extension of the settlement into the countryside harming the countryside character of the area.
9. Minimal pollution levels		
• 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 required. There is adequate capacity in the public foul sewer network to take reasonably anticipated foul water flows from the proposed site. The local public sewer network may not have capacity to accept any additional discharge of surface water from the proposed site. Therefore consideration should firstly be given to discharging to, as appropriate, soakaways, infiltration systems and water courses. Any surface water discharges to the public sewer network must be restricted to the previous/present level; of discharge.
• Will it maintain and where possible improve soil quality and minimise the loss of soil to development?	-	Loss of soils to development
• Will it prevent unacceptable levels of noise and light pollution?	-	This is a noisy site close to the Ripon Bypass.
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car/	-	See comments made under objective 6
• Will it ease congestion on the road/rail network?	?	Transport Assessment and Travel Plan required.
• Will it increase provision of public transport where needed?	?	
• Will it improve existing provision of cycleways and footpaths?	?	
• Will it make the environment for non car travel more attractive?	?	
• Will it improve rail services and facilities?	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	?	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 floorspace of 1000m2 to provide 10% of its energy requirements from renewable resources.
• Will it reduce the risk of flooding?	-	Most of the site lies in Flood Zone 1 (55%) the remainder in Flood Zone 2
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	?	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
13. Protect and enhance the historic environment		
• 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	
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
• Will it promote the development of communities with accessible	-	See comments made under objective 6 above

<i>services, employment, shops and leisure facilities?</i>		
• <i>Will it prevent inappropriate development in flood plains?</i>	-	See comments made 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 made under objective 6
• <i>Will it result in the regeneration of derelict or visually unattractive land?</i>	○	
• <i>Will it encourage the re-use of existing buildings?</i>	○	
• <i>Will it ensure high design quality which supports local distinctiveness?</i>	-	The open nature of this site means that built development will have a negative impact on local distinctiveness and character.
• <i>Will it promote mixed use development?</i>	?	
15. Good quality employment opportunities available to all		
• <i>Will it provide employment opportunities for local people?</i>	○	Site not proposed for employment use
• <i>Will it contribute to improving diversity of employment opportunities?</i>	○	
• <i>Will it ensure employment opportunities are accessible by public transport?</i>	○	
16. Conditions for business success, economic growth and investment		
• <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>	○	Site not proposed for employment use
• <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>	○	

SA Objective	Site Ref:	R2c Land at Littlethorpe Manor, Ripon. 10.4Ha for housing.
	Performance	Commentary
1. Quality housing available to everyone		
<ul style="list-style-type: none"> Will it make housing available to people in need? 	+	Site size would enable the Council to negotiate for an element of affordable housing under current policy.
<ul style="list-style-type: none"> Will it improve energy efficiency in housing? 	?	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"> Will it increase the use of sustainable building practices? 	?	
2. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it promote positive health and prevent ill health? 	+	Site is within 3km of an outdoor sports facility and 1km of a play area and amenity open space. In addition the site is of sufficient size to incorporate new amenity open space or 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"> Will it encourage healthy lifestyles? 	+	
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? 	?	See comments regarding mitigation which relates to all sites.
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> Will it improve and increase community facilities? 	?	This is a large site with potential for mixed uses, incorporating community facilities.
<ul style="list-style-type: none"> Will it reduce the potential for social isolation with particular regard to disadvantaged groups? 	+	Provision of affordable housing will contribute to creating mixed, well balanced communities, helping to reduce social isolation.
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase availability and accessibility of culture/leisure/recreation activities/venues? 	+	Opportunity for the site to meet the recreational needs of the area, in addition to its own open space requirements.
<ul style="list-style-type: none"> Will it preserve, promote and enhance culture in the District? 	0	
6. Local needs met locally		
<ul style="list-style-type: none"> Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? 	-	The site schedule indicates a negative score for accessibility to jobs, shops and services and therefore residents will be unable to access services and commute to work by non car modes of transport.
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? 	+	See comments under objective 1
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> Will it provide opportunities for training and apprenticeships? 	0	Site not proposed for educational use.
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? 	- ?	The site lies adjacent to a SINC and also includes a SINC. Development would adversely affect a SINC Site's grassland, trees and hedgerows, buildings may contain protected species or habitats and adverse impacts should be avoided.
<ul style="list-style-type: none"> Will it increase the quality and quantity of woodland cover? 	+	The site provides an opportunity to provide new 'on site' woodland cover and green space.
<ul style="list-style-type: none"> Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives? 	+	Site provides the opportunity to create new on site green space which will increase wildlife interest and biodiversity.
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	0	
<ul style="list-style-type: none"> Will it promote and raise awareness of the enjoyment/ benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites? 	?	

<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	-	Site provides an important gap between Ripon and Littlethorpe and its development would result in the coalescence of the two settlements. Development of the site will also result in the extension of the settlement into the countryside harming the countryside character of the area.
9. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land? 	0	
<ul style="list-style-type: none"> Will it maintain and where possible improve air quality? 	0	
<ul style="list-style-type: none"> Will it maintain and where possible improve surface water and groundwater quality? 	?	Mains reinforcement will be required. There is adequate capacity in the public foul sewer network to take reasonably anticipated flows. Due to location of proposed development anticipated that connection to public foul sewer network will incur additional costs. Developers encouraged to carry out site investigation. Local public sewer network may not have capacity to accept any additional; discharge of surface water from proposed site. Therefore consideration should firstly be given to discharging to, as appropriate, soakaways, infiltration systems and water courses. Any surface water discharges to the public sewer network must be restricted to the previous/present level of discharge
<ul style="list-style-type: none"> Will it maintain and where possible improve soil quality and minimise the loss of soil to development? 	-	Loss of soil to development
<ul style="list-style-type: none"> Will it prevent unacceptable levels of noise and light pollution? 	?	The site is located adjacent to a noisy road.
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it increase access to key resources and services by means other than the car 	-	See comments made under objective 6
<ul style="list-style-type: none"> Will it ease congestion on the road/rail network? 	?	A Transport Assessment and Travel Plan will be required.
<ul style="list-style-type: none"> Will it increase provision of public transport where needed? 	?	
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	?	
<ul style="list-style-type: none"> Will it make the environment for non car travel more attractive? 	?	
<ul style="list-style-type: none"> Will it improve rail services and facilities? 	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions? 	-	New housing will increase greenhouse gas emissions due to increased energy demands.
<ul style="list-style-type: none"> 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 floorspace of 1000m ² to provide 10% of its energy requirements from renewable sources
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	+	Flood Zone 1
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
<ul style="list-style-type: none"> Will it increase efficiency in water, energy and raw material use? 	?	
<ul style="list-style-type: none"> 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 green field site
<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste? 	?	See comments regarding mitigation which relates to all sites.
13. Protect and enhance the historic environment		
<ul style="list-style-type: none"> Will it enhance features and areas of historical/cultural value? 	0	
<ul style="list-style-type: none"> Will it promote sensitive re-use of historic/culturally important buildings where appropriate? 	0	
<ul style="list-style-type: none"> Will it conserve the character of historic settlements and conservation areas? 	0	
<ul style="list-style-type: none"> Will it preserve and where appropriate enhance features of archaeological importance? 	0	

14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
• Will it promote the development of communities with accessible services, employment, shops and leisure facilities?	-	See comments made under objective 6 above
• Will it prevent inappropriate development in flood plains?	+	Flood Risk Assessment Required
• 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 encourage the re-use of existing buildings?	0	
• Will it ensure high design quality which supports local distinctiveness?	-	The open nature of this site means that built development will have a negative impact on local distinctiveness and character.
• Will it promote mixed use development?	0	
15. Good quality employment opportunities available to all		
• Will it provide employment opportunities for local people?	0	Site not proposed for employment use
• Will it contribute to improving diversity of employment opportunities?	0	
• Will it ensure employment opportunities are accessible by public transport?	0	
16. Conditions for business success, economic growth and investment		
• 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	Site not proposed for employment use.
• 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:	R2d Land at Littlethorpe Manor. 2.4 Ha for housing
	Performance	Commentary
1. Quality housing available to everyone		
<ul style="list-style-type: none"> Will it make housing available to people in need? 	+	Site size would enable 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"> Will it improve energy efficiency in housing? 	?	
<ul style="list-style-type: none"> Will it increase the use of sustainable building practices? 	?	See comments regarding mitigation which relate to all sites
2. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it promote positive health and prevent ill health? 	+	Site is within 3km of an outdoor sports facility and 1km of a play area and amenity open space. In addition the site is of sufficient size to incorporate new amenity open space or 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"> Will it encourage healthy lifestyles? 	+	
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? 	?	See comments regarding mitigation which relate to all sites
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> Will it improve and increase community facilities? 	?	Potential to incorporate a community facility
<ul style="list-style-type: none"> Will it reduce the potential for social isolation with particular regard to disadvantaged groups? 	+	Provision of affordable housing will contribute to creating mixed, well balanced communities, helping to reduce social isolation.
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase availability and accessibility of culture/leisure/recreation activities/venues? 	+	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements
<ul style="list-style-type: none"> Will it preserve, promote and enhance culture in the District? 	0	
6. Local needs met locally		
<ul style="list-style-type: none"> Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? 	-	The site schedule indicates a negative score for accessibility to jobs, shops and services and therefore residents will be unable to access services and commute to work by non car modes of transport.
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? 	+	See comments under objective 1
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> Will it provide opportunities for training and apprenticeships? 	0	Site not proposed for education use.
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? 	?	Site's grassland trees and hedgerows may contain protected species or habitats and adverse impacts should be avoided. Development should not impact on adjacent SINC
<ul style="list-style-type: none"> Will it increase the quality and quantity of woodland cover? 	+	Site provides an opportunity to provide new 'on site' woodland cover and green space.
<ul style="list-style-type: none"> Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives? 	+	Site provides the opportunity to create new on site green space which will increase wildlife interest and biodiversity.
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	0	
<ul style="list-style-type: none"> Will it promote and raise awareness of the enjoyment/ benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites? 	?	

<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	-	Site is on the edge of the built up area and has a distinct countryside feel. Development of this site will result in the extension of the settlement into the countryside harming the countryside character of the area.
9. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land? 	O	
<ul style="list-style-type: none"> Will it maintain and where possible improve air quality? 	O	
<ul style="list-style-type: none"> Will it maintain and where possible improve surface water and groundwater quality? 	?	Mains reinforcement required. There is adequate capacity in the public foul sewer network to take reasonably anticipated foul water flows from the proposed site. There is sewer infrastructure crossing the site and this will affect layout. The local public sewer network may not have capacity to accept any additional discharge of surface water from the proposed site. Therefore consideration should firstly be given to discharging to, as appropriate, soakaways, infiltration systems and water courses. Any surface water discharges to the public sewer network must be restricted to the previous/present level; of discharge.
<ul style="list-style-type: none"> Will it maintain and where possible improve soil quality and minimise the loss of soil to development? 	-	Loss of soils to development
<ul style="list-style-type: none"> Will it prevent unacceptable levels of noise and light pollution? 	-	This is a noisy site close to the Ripon Bypass.
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it increase access to key resources and services by means other than the car/ 	-	See comments made under objective 6
<ul style="list-style-type: none"> Will it ease congestion on the road/rail network? 	?	
<ul style="list-style-type: none"> Will it increase provision of public transport where needed? 	?	
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	?	
<ul style="list-style-type: none"> Will it make the environment for non car travel more attractive? 	?	
<ul style="list-style-type: none"> Will it improve rail services and facilities? 	O	
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions? 	?	See comments regarding mitigation which relate to all sites
<ul style="list-style-type: none"> 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 floorspace of 1000m ² to provide 10% of its energy requirements from renewable resources.
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	+	Flood Zone 1. As the site measures 1ha+ a Flood Risk Assessment should be undertaken.
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
<ul style="list-style-type: none"> Will it increase efficiency in water, energy and raw material use? 	?	See comments regarding mitigation which relate to all sites
<ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste? 	?	See comments regarding mitigation which relate to all sites
13. Protect and enhance the historic environment		
<ul style="list-style-type: none"> Will it enhance features and areas of historical/cultural value? 	O	
<ul style="list-style-type: none"> Will it promote sensitive re-use of historic/culturally important buildings where appropriate? 	O	
<ul style="list-style-type: none"> Will it conserve the character of historic settlements and conservation areas? 	O	
<ul style="list-style-type: none"> Will it preserve and where appropriate enhance features of archaeological importance? 	O	

14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
• Will it promote the development of communities with accessible services, employment, shops and leisure facilities?	-	See comments made under objective 6 above
• 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 encourage the re-use of existing buildings?	0	
• Will it ensure high design quality which supports local distinctiveness?	-	The open nature of this site means that built development will have a negative impact on local distinctiveness and character.
• Will it promote mixed use development?	?	
15. Good quality employment opportunities available to all		
• Will it provide employment opportunities for local people?	0	Site not proposed for employment use
• Will it contribute to improving diversity of employment opportunities?	0	
• Will it ensure employment opportunities are accessible by public transport?	0	
16. Conditions for business success, economic growth and investment		
• 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	Site not proposed for employment use
• 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:	R2e Land at Littlethorpe Manor. 3.1 Ha for housing
	Performance	Commentary
1. Quality housing available to everyone		
<ul style="list-style-type: none"> Will it make housing available to people in need? 	+	Site size would enable 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"> Will it improve energy efficiency in housing? 	?	
<ul style="list-style-type: none"> Will it increase the use of sustainable building practices? 	?	See comments regarding mitigation which relate to all sites
2. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it promote positive health and prevent ill health? 	+	Site is within 3km of an outdoor sports facility and 1km of a play area and amenity open space. In addition the site is of sufficient size to incorporate new amenity open space or 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"> Will it encourage healthy lifestyles? 	+	
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? 	?	See comments regarding mitigation which relate to all sites
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> Will it improve and increase community facilities? 	?	Potential to incorporate a community facility
<ul style="list-style-type: none"> Will it reduce the potential for social isolation with particular regard to disadvantaged groups? 	+	Provision of affordable housing will contribute to creating mixed, well balanced communities, helping to reduce social isolation.
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase availability and accessibility of culture/leisure/recreation activities/venues? 	+	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements
<ul style="list-style-type: none"> Will it preserve, promote and enhance culture in the District? 	0	
6. Local needs met locally		
<ul style="list-style-type: none"> Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? 	-	The site schedule indicates a negative score for accessibility to jobs, shops and services and therefore residents will be unable to access services and commute to work by non car modes of transport.
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? 	+	See comments under objective 1
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> Will it provide opportunities for training and apprenticeships? 	0	Site not proposed for education use.
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? 	?	Site's grassland trees and hedgerows may contain protected species or habitats and adverse impacts should be avoided. Development should not impact on adjacent SINC
<ul style="list-style-type: none"> Will it increase the quality and quantity of woodland cover? 	+	Site provides an opportunity to provide new 'on site' woodland cover and green space.
<ul style="list-style-type: none"> Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives? 	+	Site provides the opportunity to create new on site green space which will increase wildlife interest and biodiversity.
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	0	
<ul style="list-style-type: none"> Will it promote and raise awareness of the enjoyment/ benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites? 	?	

<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	-	Site is on the edge of the built up area and has a distinct countryside feel. Development of this site will result in the extension of the settlement into the countryside harming the countryside character of the area.
9. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land? 	O	
<ul style="list-style-type: none"> Will it maintain and where possible improve air quality? 	O	
<ul style="list-style-type: none"> Will it maintain and where possible improve surface water and groundwater quality? 	?	Mains reinforcement required. There is adequate capacity in the public foul sewer network to take reasonably anticipated foul water flows from the proposed site. The local public sewer network may not have capacity to accept any additional discharge of surface water from the proposed site. Therefore consideration should firstly be given to discharging to, as appropriate, soakaways, infiltration systems and water courses. Any surface water discharges to the public sewer network must be restricted to the previous/present level; of discharge.
<ul style="list-style-type: none"> Will it maintain and where possible improve soil quality and minimise the loss of soil to development? 	-	Loss of soils to development
<ul style="list-style-type: none"> Will it prevent unacceptable levels of noise and light pollution? 	-	This is a noisy site close to the Ripon Bypass.
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it increase access to key resources and services by means other than the car/ 	-	See comments made under objective 6
<ul style="list-style-type: none"> Will it ease congestion on the road/rail network? 	?	Transport Assessment and Travel Plan required.
<ul style="list-style-type: none"> Will it increase provision of public transport where needed? 	?	
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	?	
<ul style="list-style-type: none"> Will it make the environment for non car travel more attractive? 	?	
<ul style="list-style-type: none"> Will it improve rail services and facilities? 	O	
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions? 	?	See comments regarding mitigation which relate to all sites
<ul style="list-style-type: none"> 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 floorspace of 1000m2 to provide 10% of its energy requirements from renewable resources.
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	+	Flood Zone 1. As the site measures 1ha+ a Flood Risk Assessment should be undertaken.
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
<ul style="list-style-type: none"> Will it increase efficiency in water, energy and raw material use? 	?	See comments regarding mitigation which relate to all sites
<ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste? 	?	See comments regarding mitigation which relate to all sites
13. Protect and enhance the historic environment		
<ul style="list-style-type: none"> Will it enhance features and areas of historical/cultural value? 	O	
<ul style="list-style-type: none"> Will it promote sensitive re-use of historic/culturally important buildings where appropriate? 	O	
<ul style="list-style-type: none"> Will it conserve the character of historic settlements and conservation areas? 	O	
<ul style="list-style-type: none"> Will it preserve and where appropriate enhance features of archaeological importance? 	O	
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		

• Will it promote the development of communities with accessible services, employment, shops and leisure facilities?	-	See comments made under objective 6 above
• 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 encourage the re-use of existing buildings?	0	
• Will it ensure high design quality which supports local distinctiveness?	-	The open nature of this site means that built development will have a negative impact on local distinctiveness and character.
• Will it promote mixed use development?	?	
15. Good quality employment opportunities available to all		
• Will it provide employment opportunities for local people?	0	Site not proposed for employment use
• Will it contribute to improving diversity of employment opportunities?	0	
• Will it ensure employment opportunities are accessible by public transport?	0	
16. Conditions for business success, economic growth and investment		
• Will it support existing businesses?	0	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	Site not proposed for employment use
• 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:	R2f Land at Littlethorpe Manor, Ripon. 11.5 Ha proposed for housing.
	Performance	Commentary
1. Quality housing available to everyone		
<ul style="list-style-type: none"> Will it make housing available to people in need? 	+	Site size would enable 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"> Will it improve energy efficiency in housing? 	?	
<ul style="list-style-type: none"> Will it increase the use of sustainable building practices? 	?	See comments regarding mitigation which relate to all sites
2. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it promote positive health and prevent ill health? 	+	Site is within 3km of an outdoor sports facility and 1km of a play area and amenity open space. In addition the site is of sufficient size to incorporate new amenity open space or 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"> Will it encourage healthy lifestyles? 	+	
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? 	?	See comments regarding mitigation which relates to all sites.
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> Will it improve and increase community facilities? 	?	This is a large site with potential for mixed uses, incorporating community facilities
<ul style="list-style-type: none"> Will it reduce the potential for social isolation with particular regard to disadvantaged groups? 	+	Provision of affordable housing will contribute to creating mixed, well balanced communities, helping to reduce social isolation.
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase availability and accessibility of culture/leisure/recreation activities/venues? 	+	Opportunity for the site to meet the recreational needs of the area in addition to its own open space requirements.
<ul style="list-style-type: none"> Will it preserve, promote and enhance culture in the District? 	O	
6. Local needs met locally		
<ul style="list-style-type: none"> Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? 	-	The site has a negative score for access 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 of transport.
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? 	+	See comments made under objective 1
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	O	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> Will it provide opportunities for training and apprenticeships? 	O	Site not proposed for educational use
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? 	?	Site's hedgerows may contain protected species or habitats and adverse impacts should be avoided.
<ul style="list-style-type: none"> Will it increase the quality and quantity of woodland cover? 	+	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"> Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives? 	+	
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	?	Site within the Area of Concentration: River Ure and Ouse Navigation.
<ul style="list-style-type: none"> Will it promote and raise awareness of the enjoyment/ benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites? 	+	The site is adjacent to the canal and a SINC and therefore could promote access and understanding of wildlife.
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside 	-	Development of this site would result in the extension of the city into the countryside, thereby harming

<i>character?</i>		the countryside character of the area.
9. Minimal pollution levels		
• <i>Will it clean up contaminated land?</i>	O	
• <i>Will it maintain and where possible improve air quality?</i>	?	
• <i>Will it maintain and where possible improve surface water and groundwater quality?</i>	?	Mains reinforcement will be required. Adequate capacity in foul sewer network to take reasonably anticipated foul water flows. Sewerage infrastructure crosses site and requires protection. Connection to public sewer network will incur additional costs. Local public sewer network may not have capacity to accept any additional discharge of surface water from the proposed site. \therefore consideration should firstly be given to discharging to, as appropriate, soakaways, infiltration systems and water courses. Any surface water discharges to the public sewer network must be restricted to the previous/present level of discharge.
• <i>Will it maintain and where possible improve soil quality and minimise the loss of soil to development?</i>	-	Loss of soil to development
• <i>Will it prevent unacceptable levels of noise and light pollution?</i>	?	
10. A transport network which maximises access whilst minimising detrimental impacts		
• <i>Will it increase access to key resources and services by means other than the car/</i>	-	See comments made under objective 6.
• <i>Will it ease congestion on the road/rail network?</i>	?	Transport Assessment and Travel Plan Required
• <i>Will it increase provision of public transport where needed?</i>	?	
• <i>Will it improve existing provision of cycleways and footpaths?</i>	?	
• <i>Will it make the environment for non car travel more attractive?</i>	?	
• <i>Will it improve rail services and facilities?</i>	O	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• <i>Will it reduce greenhouse gas emissions?</i>	?	See comments regarding mitigation which relates to all sites
• <i>Will it increase the amount of energy from non-renewable sources that is generated and consumed?</i>	?	The Council is proposing to require sites of 10+ residential units or sites with a floorspace of 1000m2 to provide 10% of its energy requirements from renewable sources.
• <i>Will it reduce the risk of flooding?</i>	-	40 % of the site lies in Flood Zone 1, the remainder in Flood Zone 2 and 3a
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• <i>Will it increase efficiency in water, energy and raw material use?</i>	?	
• <i>Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?</i>	-	Development of a Greenfield site
• <i>Will it increase prevention, re-use, recovery and recycling of waste?</i>	?	See comments regarding mitigation which relates to all sites
13. Protect and enhance the historic environment		
• <i>Will it enhance features and areas of historical/cultural value?</i>	?	Sites development would have an impact on the Ripon canal and Littlethorpe Manor which is a Listed Building.
• <i>Will it promote sensitive re-use of historic/culturally important buildings where appropriate?</i>	O	
• <i>Will it conserve the character of historic settlements and conservation areas?</i>	O	
• <i>Will it preserve and where appropriate enhance features of archaeological importance?</i>	?	Ripon canal – industrial archaeology.
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		

• 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 comment 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?	0	
• Will encourage the re-use of existing buildings?	0	
• Will it ensure high design quality which supports local distinctiveness?	?	
• Will it promote mixed use development?	?	
15. Good quality employment opportunities available to all		
• Will it provide employment opportunities for local people?	0	Site not proposed for employment use
• Will it contribute to improving diversity of employment opportunities?	0	
• Will it ensure employment opportunities are accessible by public transport?	0	
16. Conditions for business success, economic growth and investment		
• 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	Site not proposed for employment use.
• 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:	R2h Land at Littlethorpe Manor, Ripon. 1.3 Ha proposed for housing.
	Performance	Commentary
1. Quality housing available to everyone		
<ul style="list-style-type: none"> Will it make housing available to people in need? 	+	Site size would enable the Council to negotiate for an element of affordable housing under current policy.
<ul style="list-style-type: none"> Will it improve energy efficiency in housing? 	?	See comments regarding mitigation which relate to all sites
<ul style="list-style-type: none"> Will it increase the use of sustainable building practices? 	?	
2. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it promote positive health and prevent ill health? 	+	Site is within 3km of an outdoor sports facility. In addition the site is of sufficient size to incorporate new amenity open space or 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"> Will it encourage healthy lifestyles? 	+	
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? 	?	See comments regarding mitigation which relates to all sites.
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> Will it improve and increase community facilities? 	?	This is a large site with potential for mixed uses, incorporating community facilities
<ul style="list-style-type: none"> Will it reduce the potential for social isolation with particular regard to disadvantaged groups? 	+	Provision of affordable housing will contribute to creating mixed, well balanced communities, helping to reduce social isolation.
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase availability and accessibility of culture/leisure/recreation activities/venues? 	+	Opportunity for the site to meet the recreational needs of the area in addition to its own open space requirements.
<ul style="list-style-type: none"> Will it preserve, promote and enhance culture in the District? 	O	
6. Local needs met locally		
<ul style="list-style-type: none"> Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? 	-	The site has a negative score for access 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 of transport.
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? 	+	See comments made under objective 1
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	O	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> Will it provide opportunities for training and apprenticeships? 	O	Site not proposed for educational use
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? 	?	Site's hedgerows may contain protected species or habitats and adverse impacts should be avoided.
<ul style="list-style-type: none"> Will it increase the quality and quantity of woodland cover? 	+	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"> Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives? 	+	
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	?	Site within the Area of Concentration: River Ure and Ouse Navigation.
<ul style="list-style-type: none"> Will it promote and raise awareness of the enjoyment/ benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites? 	?	The site is adjacent to the canal and a SINC and therefore could promote access and understanding of wildlife.
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	-	Development of this site would result in the extension of the city into the countryside, thereby harming the countryside character of the area.

9. Minimal pollution levels		
• Will it clean up contaminated land?	0	
• 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. Adequate capacity in foul sewer network to take reasonably anticipated foul water flows. Sewerage infrastructure crosses site requires protection and will influence site layout. Local public sewer network may not have capacity to accept any additional discharge of surface water from the proposed site. Therefore consideration should firstly be given to discharging to, as appropriate, soakaways, infiltration systems and water courses. Any surface water discharges to the public sewer network must be restricted to the previous/present level of discharge.
• Will it maintain and where possible improve soil quality and minimise the loss of soil to development?	-	Loss of soil to development
• Will it prevent unacceptable levels of noise and light pollution?	?	
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car/	-	See comments made under objective 6.
• Will it ease congestion on the road/rail network?	?	Site lies within 400m of a bus stop on the key network
• Will it increase provision of public transport where needed?	?	Transport Assessment and Travel Plan Required
• Will it improve existing provision of cycleways and footpaths?	?	
• Will it make the environment for non car travel more attractive?	?	
• Will it improve rail services and facilities?	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	?	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 floorspace of 1000m ² to provide 10% of its energy requirements from renewable sources.
• Will it reduce the risk of flooding?	-	65% of site is in Flood Zone 1 the rest is in 2 and 3a. - Flood Risk Assessment required amend development footprint.
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	?	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 a Greenfield site
• Will it increase prevention, re-use, recovery and recycling of waste?	?	See comments regarding mitigation which relates to all sites
13. Protect and enhance the historic environment		
• Will it enhance features and areas of historical/cultural value?	-	Site's development would have an impact on the Ripon canal.
• 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?	?	Ripon canal – industrial archaeology.
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
• Will it promote the development of communities with accessible services, employment, shops and leisure facilities?	-	See comments made under objective 6

• <i>Will it prevent inappropriate development in flood plains?</i>	-	See comments made 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 made 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>	?	
• <i>Will it promote mixed use development?</i>	?	Site is large enough to include mixed development.
15. Good quality employment opportunities available to all		
• <i>Will it provide employment opportunities for local people?</i>	0	Site not 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	
16. Conditions for business success, economic growth and investment		
• <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	Site not proposed for employment use.
• <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	R2i Land at Littlethorpe Manor, Ripon. 0.8 Ha proposed for housing. Commentary
1. Quality housing available to everyone		
• Will it make housing available to people in need?	+	Site size would enable 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?	?	
2. Conditions and services to engender good health		
• Will it promote positive health and prevent ill health?	+	Site is within 3km of an outdoor sports facility and 1km of a play area and amenity open space. In addition the site is of sufficient size to incorporate new amenity open space or 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?	+	
3. Safety and security for people and property		
• Will it reduce crime and disorder through design measures?	?	See comments regarding mitigation which relates to all sites.
4. Vibrant communities which participate in decision making		
• Will it improve and increase community facilities?	?	Potential to incorporate community facility
• 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.
5. Culture, leisure and recreation activities available to all		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	+	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements
• Will it preserve, promote and enhance culture in the District?	0	
6. Local needs met locally		
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?	-	The site has a negative score for access 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 of transport.
• Will it provide appropriate housing for local needs?	+	See comments made under objective 1
• Will it support the vibrancy of town and village centres?	0	
7. Education and training opportunities which build on the skills and capacity of the population		
• Will it provide opportunities for training and apprenticeships?	0	Site not proposed for educational use
8. Bio-diverse and attractive natural environment		
• Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?	?	Site's hedgerows may contain protected species or habitats and adverse impacts should be avoided.
• 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?	-	Development of this site would result in the extension of the city into the countryside, thereby harming the countryside character of the area.

9. Minimal pollution levels		
• Will it clean up contaminated land?	O	
• 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. Adequate capacity in foul sewer network to take reasonably anticipated foul water flows. The local public sewer network may not have capacity to accept any additional discharge of surface water from the proposed site. Therefore consideration should firstly be given to discharging to, as appropriate, soakaways, infiltration systems and water courses. Any surface water discharges to the public sewer network must be restricted to the previous/present level of discharge.
• Will it maintain and where possible improve soil quality and minimise the loss of soil to development?	-	Loss of soil to development
• Will it prevent unacceptable levels of noise and light pollution?	?	
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car/	-	See comments made under objective 6.
• Will it ease congestion on the road/rail network?	?	Site is located within 400m of a bus stop on the Key Bus network
• Will it increase provision of public transport where needed?	?	Transport Assessment and Travel Plan required.
• Will it improve existing provision of cycleways and footpaths?	?	
• Will it make the environment for non car travel more attractive?	?	
• Will it improve rail services and facilities?	O	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	?	
• 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 floorspace of 1000m ² to provide 10% of its energy requirements from renewable sources.
• Will it reduce the risk of flooding?	+	Flood Zone 1
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	?	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)?	-	Development of a Greenfield site
• Will it increase prevention, re-use, recovery and recycling of waste?	?	See comments regarding mitigation which relates to all sites
13. Protect and enhance the historic environment		
• Will it enhance features and areas of historical/cultural value?	-	Site's development would have an impact on the character and setting of Littlethorpe Manor, its boundary walls and gate piers at the south western edge of the site which are all Listed.
• 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?	?	
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
• Will it promote the development of communities with accessible services, employment, shops and leisure facilities?	-	See comments made 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 made 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>	-	Site's development would have an impact on the character and setting of Littlethorpe Manor, its boundary walls and gate piers at the south western edge of the site which are all Listed. Also the Ripon canal.
• <i>Will it ensure high design quality which supports local distinctiveness?</i>	-	Built development will have a negative impact on local distinctiveness and character.
• <i>Will it promote mixed use development?</i>	?	
15. Good quality employment opportunities available to all		
• <i>Will it provide employment opportunities for local people?</i>	0	Site not 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	
16. Conditions for business success, economic growth and investment		
• <i>Will it support existing businesses?</i>	0	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	Site not proposed for employment use.
• <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:	R3: Ripon Grammar School/Land off Kirkby Road. 3ha site proposed for housing
	Performance	Commentary
1. Quality housing available to everyone		
<ul style="list-style-type: none"> Will it make housing available to people in need? 	+	Site size would allow the Council to negotiate 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"> Will it improve energy efficiency in housing? 	?	
<ul style="list-style-type: none"> Will it increase the use of sustainable building practices? 	?	See comments regarding mitigation which relates to all sites
2. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it promote positive health and prevent ill health? 	+	Site is within 3km of an outdoor sports facility. In addition the site is of sufficient size to incorporate new amenity open space or 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"> Will it encourage healthy lifestyles? 	+	
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? 	?	See comments regarding mitigation which relates to all sites
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> Will it improve and increase community facilities? 	?	This is a large site with potential to incorporate community facilities if required.
<ul style="list-style-type: none"> Will it reduce the potential for social isolation with particular regard to disadvantaged groups? 	+	Provision of affordable housing will contribute to creating mixed, well balanced communities, helping to reduce social isolation.
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase availability and accessibility of culture/leisure/recreation activities/venues? 	-	Development will result in loss of existing amenity open space
<ul style="list-style-type: none"> Will it preserve, promote and enhance culture in the District? 	0	
6. Local needs met locally		
<ul style="list-style-type: none"> Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? 	+	The site schedule indicates a positive score for accessibility to jobs, shops and services and therefore residents are considered to be able to access services and commute to work by non car modes of transport.
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? 	+	See comments made under objective 1
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> Will it provide opportunities for training and apprenticeships? 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? 	?	Site may contain protected species or habitats and adverse impacts should be avoided.
<ul style="list-style-type: none"> Will it increase the quality and quantity of woodland cover? 	?	The site is large enough to accommodate 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"> Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives? 	+	Site provides the opportunity to maintain and enhance green space which will increase wildlife and biodiversity.
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	0	
<ul style="list-style-type: none"> Will it promote and raise awareness of the enjoyment/ benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites? 	0	

<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	-	Development will result in the loss of an area currently protected for its amenity value.
9. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land? 	O	
<ul style="list-style-type: none"> Will it maintain and where possible improve air quality? 	?	
<ul style="list-style-type: none"> Will it maintain and where possible improve surface water and groundwater quality? 	?	The local public sewer network may not have capacity to accept any additional discharge of surface water, therefore consideration should be given to discharging as appropriate to soakaways, infiltration systems and watercourses. Any surface water discharge to the public sewer network should be restricted to previous/present level.
<ul style="list-style-type: none"> Will it maintain and where possible improve soil quality and minimise the loss of soil to development? 	-	Loss of soils to development
<ul style="list-style-type: none"> Will it prevent unacceptable levels of noise and light pollution? 	?	
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it increase access to key resources and services by means other than the car/ 	+	See comments made under objective 6
<ul style="list-style-type: none"> Will it ease congestion on the road/rail network? 	?	Transport Assessment/Travel Plan required
<ul style="list-style-type: none"> Will it increase provision of public transport where needed? 	?	
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	?	Planning obligations for improved facilities for non car modes of transport should be investigated.
<ul style="list-style-type: none"> Will it make the environment for non car travel more attractive? 	?	
<ul style="list-style-type: none"> Will it improve rail services and facilities? 	O	
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions? 	?	See comments regarding mitigation which relates to all sites
<ul style="list-style-type: none"> 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 floorspace of 1000m2 to provide 10% of its energy requirements from renewable sources.
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	-	The majority of the site (60%) is within Flood Zone 2 (medium risk) and 10% in Flood Zone 3a (marginal – high risk)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
<ul style="list-style-type: none"> Will it increase efficiency in water, energy and raw material use? 	?	The Council is proposing to require sites of 10+ residential units or sites with a floor space of 1000m2+ to provide 10% of its energy requirements from renewable sources.
<ul style="list-style-type: none"> 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.
<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste? 	?	See comments regarding mitigation which relates to all sites.
13. Protect and enhance the historic environment		
<ul style="list-style-type: none"> Will it enhance features and areas of historical/cultural value? 	-	Site's development would harm the open character of this part of Ripon and impact on the setting of the conservation area.
<ul style="list-style-type: none"> Will it promote sensitive re-use of historic/culturally important buildings where appropriate? 	O	
<ul style="list-style-type: none"> Will it conserve the character of historic settlements and conservation areas? 	-	Site's development would harm the setting of the conservation area and the general open character of this area.
<ul style="list-style-type: none"> Will it preserve and where appropriate enhance features of archaeological importance? 	O	
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		

• Will it promote the development of communities with accessible services, employment, shops and leisure facilities?	+	See comments made under objective6.
• 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?	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 local distinctiveness and character.
• Will it promote mixed use development?	?	
15. Good quality employment opportunities available to all		
• Will it provide employment opportunities for local people?	0	The site is not proposed for employment use.
• Will it contribute to improving diversity of employment opportunities?	0	
• Will it ensure employment opportunities are accessible by public transport?	0	
16. Conditions for business success, economic growth and investment		
• 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	The site is not proposed for employment use
• 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:	R4a: Land to west of the A61, Rotary Way. 2.9ha site proposed for residential use.
	Performance	Commentary
1. Quality housing available to everyone		
<ul style="list-style-type: none"> Will it make housing available to people in need? 	+	Site size would allow the Council to negotiate 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"> Will it improve energy efficiency in housing? 	?	
<ul style="list-style-type: none"> Will it increase the use of sustainable building practices? 	?	See comments regarding mitigation which relates to all sites
2. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it promote positive health and prevent ill health? 	+	Site is within 1km of both a play area and amenity open space. In addition the site is of sufficient size to incorporate new amenity open space or 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"> Will it encourage healthy lifestyles? 	+	
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? 	?	See comments relating to mitigation which relates to all sites
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> Will it improve and increase community facilities? 	?	This is a large site with potential to incorporate community facilities if required.
<ul style="list-style-type: none"> Will it reduce the potential for social isolation with particular regard to disadvantaged groups? 	+	Provision of affordable housing will contribute to creating mixed, well balanced communities, helping to reduce social isolation.
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase availability and accessibility of culture/leisure/recreation activities/venues? 	-	Development will have an adverse impact on the cultural/historic significance of this area
<ul style="list-style-type: none"> Will it preserve, promote and enhance culture in the District? 	0	
6. Local needs met locally		
<ul style="list-style-type: none"> Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? 	-	The site schedule includes a negative score for accessibility to jobs, shops and services and therefore residents are considered to be able to access services and commute to work by non car modes of transport.
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? 	+	See comments made under objective 1
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> Will it provide opportunities for training and apprenticeships? 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? 	?	Due to ecological sensitivity of the site (proximity to SINC and potential presence of protected species) a full ecological survey and mitigation measures and enhancement scheme will be required
<ul style="list-style-type: none"> Will it increase the quality and quantity of woodland cover? 	+	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"> Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives? 	+	
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	0	
<ul style="list-style-type: none"> Will it promote and raise awareness of the enjoyment/ benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites? 	0	
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside 	-	Development will result in the loss of important open space which contributes towards the setting of

<i>character?</i>		Listed Buildings and the character of the Ripon Conservation Area.
9. Minimal pollution levels		
• <i>Will it clean up contaminated land?</i>	O	
• <i>Will it maintain and where possible improve air quality?</i>	?	
• <i>Will it maintain and where possible improve surface water and groundwater quality?</i>	?	The local public sewer network may not have capacity to accept any additional discharge of surface water, therefore consideration should be given to discharging as appropriate to soakaways, infiltration systems and watercourses. Any surface water discharge to the public sewer network should be restricted to previous/present level.
• <i>Will it maintain and where possible improve soil quality and minimise the loss of soil to development?</i>	-	Loss of soils to development
• <i>Will it prevent unacceptable levels of noise and light pollution?</i>	?	
10. A transport network which maximises access whilst minimising detrimental impacts		
• <i>Will it increase access to key resources and services by means other than the car/</i>	-	See comments made under objective 6
• <i>Will it ease congestion on the road/rail network?</i>	?	Transport Assessment/Travel Plan required.
• <i>Will it increase provision of public transport where needed?</i>	?	
• <i>Will it improve existing provision of cycleways and footpaths?</i>	?	Planning obligations 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>	O	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• <i>Will it reduce greenhouse gas emissions?</i>	?	See comments regarding mitigation which relates to all sites.
• <i>Will it increase the amount of energy from non-renewable sources that is generated and consumed?</i>	?	The Council is proposing to require sites of 10+ residential units or sites with a floorspace of 1000m2 to provide 10% of its energy requirements from renewable resources.
• <i>Will it reduce the risk of flooding?</i>	-	60% of site is within Flood Zone 2 (medium risk), and 30% is in Flood Zone 3 (marginal-high risk)
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• <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 s green field site
• <i>Will it increase prevention, re-use, recovery and recycling of waste?</i>	?	See comments regarding mitigation which relates to all sites.
13. Protect and enhance the historic environment		
• <i>Will it enhance features and areas of historical/cultural value?</i>	-	Site's development would harm the open character of this part of Ripon and impact on the setting of Listed Buildings and the conservation area.
• <i>Will it promote sensitive re-use of historic/culturally important buildings where appropriate?</i>	O	
• <i>Will it conserve the character of historic settlements and conservation areas?</i>	-	Site's development would harm the open character of this part of Ripon and impact on the setting of Listed Buildings and the conservation area.
• <i>Will it preserve and where appropriate enhance features of archaeological importance?</i>	O	
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
• <i>Will it promote the development of communities with accessible services, employment, shops and leisure facilities?</i>	-	See comments made under objective 6
• <i>Will it prevent inappropriate development in flood plains?</i>	-	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?	?	
• Will it result in the regeneration of derelict or visually unattractive land?	0	
• Will encourage the re-use of existing buildings?	?	Some conversion of existing agricultural buildings may be possible.
• Will it ensure high design quality which supports local distinctiveness?	-	Built development will have a negative impact on local distinctiveness and character.
• Will it promote mixed use development?		
15. Good quality employment opportunities available to all		
• Will it provide employment opportunities for local people?	0	The site is not proposed for employment use
• Will it contribute to improving diversity of employment opportunities?	0	
• Will it ensure employment opportunities are accessible by public transport?	0	
16. Conditions for business success, economic growth and investment		
• 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	The site is not proposed for employment use
• 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:	R4b Land at Ripon By Pass South. 17 Ha for housing.
	Performance	Commentary
1. Quality housing available to everyone		
<ul style="list-style-type: none"> Will it make housing available to people in need? 	+	Site size would enable 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"> Will it improve energy efficiency in housing? 	?	
<ul style="list-style-type: none"> Will it increase the use of sustainable building practices? 	?	See comments regarding mitigation which relate to all sites
2. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it promote positive health and prevent ill health? 	+	Site is within 3km of an outdoor sports facility and within 1km of an amenity open space. In addition the site is of sufficient size to incorporate new amenity open space or play area/other facilities. 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"> Will it encourage healthy lifestyles? 	+	
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? 	?	See comments regarding mitigation which relates to all sites.
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> Will it improve and increase community facilities? 	?	This is a large site with potential for mixed uses, incorporating community facilities.
<ul style="list-style-type: none"> Will it reduce the potential for social isolation with particular regard to disadvantaged groups? 	+	Provision of affordable housing will contribute to creating mixed, well balanced communities, helping to reduce social isolation.
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase availability and accessibility of culture/leisure/recreation activities/venues? 	+	Opportunity for the site to meet the recreational needs of the area, in addition to its own open space requirements.
<ul style="list-style-type: none"> Will it preserve, promote and enhance culture in the District? 	0	
6. Local needs met locally		
<ul style="list-style-type: none"> Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? 	-	The site schedule indicates a negative score for accessibility to jobs, shops and services and therefore residents will be unable to access services and commute to work by non car modes of transport.
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? 	+	See comments under objective 1
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> Will it provide opportunities for training and apprenticeships? 	0	Site not proposed for educational use.
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? 	?	Site's grassland, trees and hedgerows, buildings may contain protected species or habitats and adverse impacts should be avoided.
<ul style="list-style-type: none"> Will it increase the quality and quantity of woodland cover? 	+	The site provides an opportunity to provide new 'on site' woodland cover and green space.
<ul style="list-style-type: none"> Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives? 	+	Site provides the opportunity to create new on site green space which will increase wildlife interest and biodiversity.
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	0	
<ul style="list-style-type: none"> Will it promote and raise awareness of the enjoyment/ benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites? 	?	

<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	-	Development of the site will result in the extension of the settlement into the countryside harming the countryside character of the area. Development will also have an adverse impact on the setting of the city from the south.
9. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land? 	0	
<ul style="list-style-type: none"> Will it maintain and where possible improve air quality? 	0	
<ul style="list-style-type: none"> Will it maintain and where possible improve surface water and groundwater quality? 	?	Mains reinforcement will be required. There is adequate capacity in the public foul sewer network to take reasonably anticipated flows. Due to location of proposed development anticipated that connection to public foul sewer network will incur additional costs. Developers encouraged to carry out site investigation. Local public sewer network may not have capacity to accept any additional; discharge of surface water from proposed site. Therefore consideration should firstly be given to discharging to, as appropriate, soakaways, infiltration systems and water courses. Any surface water discharges to the public sewer network must be restricted to the previous/present level of discharge
<ul style="list-style-type: none"> Will it maintain and where possible improve soil quality and minimise the loss of soil to development? 	-	Loss of soil to development
<ul style="list-style-type: none"> Will it prevent unacceptable levels of noise and light pollution? 	?	The site is located adjacent to a noisy road.
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it increase access to key resources and services by means other than the car 	-	See comments made under objective 6
<ul style="list-style-type: none"> Will it ease congestion on the road/rail network? 	?	A Transport Assessment and Travel Plan will be required.
<ul style="list-style-type: none"> Will it increase provision of public transport where needed? 	?	
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	?	
<ul style="list-style-type: none"> Will it make the environment for non car travel more attractive? 	?	
<ul style="list-style-type: none"> Will it improve rail services and facilities? 	0	Harrogate to Ripon Railway Study Phase 2 – Option for rail halt considered on this site.
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions? 	?	See comments regarding mitigation which relates to all sites.
<ul style="list-style-type: none"> 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 floorspace of 1000m ² to provide 10% of its energy requirements from renewable sources
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	+	The site is within Flood Zone 1. As the site measures 1ha + a Flood Risk Assessment should be undertaken.
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
<ul style="list-style-type: none"> Will it increase efficiency in water, energy and raw material use? 	?	
<ul style="list-style-type: none"> 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 green field site
<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste? 	?	See comments regarding mitigation which relates to all sites.
13. Protect and enhance the historic environment		
<ul style="list-style-type: none"> Will it enhance features and areas of historical/cultural value? 	0	
<ul style="list-style-type: none"> Will it promote sensitive re-use of historic/culturally important buildings where appropriate? 	0	
<ul style="list-style-type: none"> Will it conserve the character of historic settlements and conservation areas? 	0	
<ul style="list-style-type: none"> Will it preserve and where appropriate enhance features of 	0	

<i>archaeological importance?</i>		
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
• <i>Will it promote the development of communities with accessible services, employment, shops and leisure facilities?</i>	-	See comments made under objective 6 above
• <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 made under objective 6
• <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>	-	The open nature of this site means that built development will have a negative impact on local distinctiveness and character.
• <i>Will it promote mixed use development?</i>	?	The site is large enough to include a mix of uses.
15. Good quality employment opportunities available to all		
• <i>Will it provide employment opportunities for local people?</i>	0	Site not 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	
16. Conditions for business success, economic growth and investment		
• <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	Site not proposed for employment use.
• <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:	R4c Land at Ripon By Pass South. 7.3 Ha for housing.
	Performance	Commentary
1. Quality housing available to everyone		
<ul style="list-style-type: none"> Will it make housing available to people in need? 	+	Site size would enable 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"> Will it improve energy efficiency in housing? 	?	
<ul style="list-style-type: none"> Will it increase the use of sustainable building practices? 	?	See comments regarding mitigation which relate to all sites
2. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it promote positive health and prevent ill health? 	+	Site is within 3km of an outdoor sports facility and within 1km of an amenity open space. In addition the site is of sufficient size to incorporate new amenity open space or play area/other facilities. 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"> Will it encourage healthy lifestyles? 	+	
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? 	?	See comments regarding mitigation which relates to all sites.
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> Will it improve and increase community facilities? 	?	This is a large site with potential for mixed uses, incorporating community facilities.
<ul style="list-style-type: none"> Will it reduce the potential for social isolation with particular regard to disadvantaged groups? 	+	Provision of affordable housing will contribute to creating mixed, well balanced communities, helping to reduce social isolation.
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase availability and accessibility of culture/leisure/recreation activities/venues? 	+	Opportunity for the site to meet the recreational needs of the area, in addition to its own open space requirements.
<ul style="list-style-type: none"> Will it preserve, promote and enhance culture in the District? 	0	
6. Local needs met locally		
<ul style="list-style-type: none"> Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? 	-	The site schedule indicates a negative score for accessibility to jobs, shops and services and therefore residents will be unable to access services and commute to work by non car modes of transport.
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? 	+	See comments under objective 1
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> Will it provide opportunities for training and apprenticeships? 	0	Site not proposed for educational use.
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? 	?	Site's grassland, trees and hedgerows, buildings may contain protected species or habitats and adverse impacts should be avoided.
<ul style="list-style-type: none"> Will it increase the quality and quantity of woodland cover? 	+	The site provides an opportunity to provide new 'on site' woodland cover and green space.
<ul style="list-style-type: none"> Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives? 	+	Site provides the opportunity to create new on site green space which will increase wildlife interest and biodiversity.
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	0	
<ul style="list-style-type: none"> Will it promote and raise awareness of the enjoyment/ benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites? 	?	

<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	-	Development of the site will result in the extension of the settlement into the countryside harming the countryside character of the area. Development will also have an adverse impact on the setting of the city from the south.
9. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land? 	0	
<ul style="list-style-type: none"> Will it maintain and where possible improve air quality? 	0	
<ul style="list-style-type: none"> Will it maintain and where possible improve surface water and groundwater quality? 	?	Mains reinforcement will be required. There is adequate capacity in the public foul sewer network to take reasonably anticipated flows. Local public sewer network may not have capacity to accept any additional; discharge of surface water from proposed site. Therefore consideration should firstly be given to discharging to, as appropriate, soakaways, infiltration systems and water courses. Any surface water discharges to the public sewer network must be restricted to the previous/present level of discharge
<ul style="list-style-type: none"> Will it maintain and where possible improve soil quality and minimise the loss of soil to development? 	-	Loss of soil to development
<ul style="list-style-type: none"> Will it prevent unacceptable levels of noise and light pollution? 	?	The site is located adjacent to a noisy road.
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it increase access to key resources and services by means other than the car 	-	See comments made under objective 6
<ul style="list-style-type: none"> Will it ease congestion on the road/rail network? 	?	A Transport Assessment and Travel Plan will be required.
<ul style="list-style-type: none"> Will it increase provision of public transport where needed? 	?	
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	?	
<ul style="list-style-type: none"> Will it make the environment for non car travel more attractive? 	?	
<ul style="list-style-type: none"> Will it improve rail services and facilities? 	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions? 	?	See comments regarding mitigation which relates to all sites.
<ul style="list-style-type: none"> 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 floorspace of 1000m2 to provide 10% of its energy requirements from renewable sources
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	+	The site is within Flood Zone 1. As the site measures 1ha + a Flood Risk Assessment should be undertaken.
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
<ul style="list-style-type: none"> Will it increase efficiency in water, energy and raw material use? 	?	See comments regarding mitigation which relates to all sites.
<ul style="list-style-type: none"> 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 green field site
<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste? 	?	See comments regarding mitigation which relates to all sites.
13. Protect and enhance the historic environment		
<ul style="list-style-type: none"> Will it enhance features and areas of historical/cultural value? 	0	
<ul style="list-style-type: none"> Will it promote sensitive re-use of historic/culturally important buildings where appropriate? 	0	
<ul style="list-style-type: none"> Will it conserve the character of historic settlements and conservation areas? 	0	
<ul style="list-style-type: none"> Will it preserve and where appropriate enhance features of archaeological importance? 	0	

14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
• Will it promote the development of communities with accessible services, employment, shops and leisure facilities?	-	See comments made under objective 6 above
• 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?	0	
• Will encourage the re-use of existing buildings?	0	
• Will it ensure high design quality which supports local distinctiveness?	-	The open nature of this site means that built development will have a negative impact on local distinctiveness and character.
• Will it promote mixed use development?	?	The site is large enough to include a mix of uses.
15. Good quality employment opportunities available to all		
• Will it provide employment opportunities for local people?	0	Site not proposed for employment use
• Will it contribute to improving diversity of employment opportunities?	0	
• Will it ensure employment opportunities are accessible by public transport?	0	
16. Conditions for business success, economic growth and investment		
• 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	Site not proposed for employment use.
• 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	R6: Snow Close Farm. 26.1Ha for housing. Commentary
1. Quality housing available to everyone		
• Will it make housing available to people in need?	+	The site 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 See comments regarding mitigation which relates to all sites
• Will it improve energy efficiency in housing?	?	
• Will it increase the use of sustainable building practices?	?	
2. Conditions and services to engender good health		
• Will it promote positive health and prevent ill health?	+	Site is within 3km of an outdoor sports facility and within 1km of an amenity open space. In addition the site is of sufficient size to incorporate new amenity open space or play area/other facilities. This could have a secondary effect on improving health by ensuring provision of recreational open space/encouraging physical activity
• Will it encourage healthy lifestyles?	+	
3. Safety and security for people and property		
• Will it reduce crime and disorder through design measures?	?	See comments regarding mitigation which relates to all sites
4. Vibrant communities which participate in decision making		
• Will it improve and increase community facilities?	?	This is a large site with potential for 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, helping to reduce social isolation.
5. Culture, leisure and recreation activities available to all		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	+	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
• Will it preserve, promote and enhance culture in the District?	?	
6. Local needs met locally		
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?	-	The site has 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 of transport
• Will it provide appropriate housing for local needs?	+	See response to objective 1 above
• Will it support the vibrancy of town and village centres?	0	
7. Education and training opportunities which build on the skills and capacity of the population		
• Will it provide opportunities for training and apprenticeships?	0	Site not proposed for education use.
8. Bio-diverse and attractive natural environment		
• Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?	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's development would result in the extension of the settlement into the countryside, thereby harming the countryside character of the area.

9. Minimal pollution levels		
• Will it clean up contaminated land?	O	
• Will it maintain and where possible improve air quality?	O	
• 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?	-	Loss of soils to development
• Will it prevent unacceptable levels of noise and light pollution?	O	
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car	-	See comments made under objective 6
• Will it ease congestion on the road/rail network?	-	Development of this site is likely to increase travel by car -
• Will it increase provision of public transport where needed?	?	A Transport Assessment and Travel Plan are required
• Will it improve existing provision of cycleways and footpaths?	?	
• Will it make the environment for non car travel more attractive?	?	
• Will it improve rail services and facilities?	O	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	?	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 floorspace of 1000m2 to provide 10% of its energy requirements from renewable resources.
• Will it reduce the risk of flooding?	+	95% of site is within Flood Zone 1 but development footprint can be amended. Due to its size a Flood Risk Assessment is required.
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	?	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 relates to all sites.
13. Protect and enhance the historic environment		
• 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	
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
• 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?	O	
• Will it ensure high design quality which supports local distinctiveness?	-	The prominent open nature of the site on the northern edge of the city, means that built development will have a negative impact on local distinctiveness and character.
• Will it promote mixed use development?	?	
15. Good quality employment opportunities available to all		
• Will it provide employment opportunities for local people?	O	The site is not proposed for employment use.
• Will it contribute to improving diversity of employment opportunities?	O	
• Will it ensure employment opportunities are accessible by public transport?	O	
16. Conditions for business success, economic growth and investment		
• 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?	O	The site is not proposed for employment use.
• Will it encourage investment (including inward investment)?	O	
• Will it provide for the needs of business (such as a range of premises, land and infrastructure)?	O	
• Will it encourage rural diversification?	O	

SA Objective	Site Ref:	R7: Springfield Close Farm. 3.2 ha site proposed for residential development.
	Performance	Commentary
1. Quality housing available to everyone		
<ul style="list-style-type: none"> Will it make housing available to people in need? 	+	Site size would allow the Council to negotiate for a n 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"> Will it improve energy efficiency in housing? 	?	
<ul style="list-style-type: none"> Will it increase the use of sustainable building practices? 	?	See comments regarding mitigation which relates to all sites
2. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it promote positive health and prevent ill health? 	+	Site is within 1km of both a play area and amenity open space. In addition the site is of sufficient size to incorporate new amenity open space or 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"> Will it encourage healthy lifestyles? 	+	
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? 	?	See comments regarding mitigation which relates to all sites
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> Will it improve and increase community facilities? 	?	This is a large site with potential to incorporate community facilities if required
<ul style="list-style-type: none"> Will it reduce the potential for social isolation with particular regard to disadvantaged groups? 	+	Provision of affordable housing will contribute to creating mixed, well balanced communities, helping to reduce social isolation.
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase availability and accessibility of culture/leisure/recreation activities/venues? 	+	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements
<ul style="list-style-type: none"> Will it preserve, promote and enhance culture in the District? 	0	
6. Local needs met locally		
<ul style="list-style-type: none"> Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? 	-	The site schedule indicates a 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 of transport.
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? 	+	See comments made under objective 1
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> Will it provide opportunities for training and apprenticeships? 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? 	?	The site lies within 60m of a Great Crested Newt breeding pond. Great Crested Newts are likely to utilise habitat within 500m of the pond. A detailed ecological survey should be undertaken with possible retention of plantation woodland to the south west retained and habitat enhancement undertaken
<ul style="list-style-type: none"> Will it increase the quality and quantity of woodland cover? 	+	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. The owner has already planted 3000 trees on the site's western boundary.
<ul style="list-style-type: none"> Will nit make use of opportunities wherever possible to enhance the environment as part of other initiatives? 	+	
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	0	
<ul style="list-style-type: none"> Will it promote and raise awareness of the enjoyment/ benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites? 	0	

<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	?	Site well screened but on the edge of the built up area.
9. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land? 	0	
<ul style="list-style-type: none"> Will it maintain and where possible improve air quality? 	?	
<ul style="list-style-type: none"> Will it maintain and where possible improve surface water and groundwater quality? 	?	The local public sewer network may not have capacity to accept any additional discharge of surface water, therefore consideration should be given to discharging as appropriate to soakaways, infiltration systems and watercourses. Any surface water discharge to the public sewer network should be restricted to previous/present level.
<ul style="list-style-type: none"> Will it maintain and where possible improve soil quality and minimise the loss of soil to development? 	-	Loss of soils to development.
<ul style="list-style-type: none"> Will it prevent unacceptable levels of noise and light pollution? 	?	
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it increase access to key resources and services by means other than the car/ 	-	See comments made under objective 6.
<ul style="list-style-type: none"> Will it ease congestion on the road/rail network? 	?	Site lies within 400m of a bus stop on the key network Transport Assessment/Travel Plan required
<ul style="list-style-type: none"> Will it increase provision of public transport where needed? 	?	
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	?	Planning obligations for improved facilities for non car modes of transport should be investigated.
<ul style="list-style-type: none"> Will it make the environment for non car travel more attractive? 	?	
<ul style="list-style-type: none"> Will it improve rail services and facilities? 	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions? 	?	See comments regarding mitigation which relates to all sites.
<ul style="list-style-type: none"> 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 to or sites with a floorspace of 1000m2 to provide 10% of its energy requirements from renewable sources.
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	+	Within Flood Risk Zone 1 – no Flood Risk
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
<ul style="list-style-type: none"> Will it increase efficiency in water, energy and raw material use? 	?	See comments regarding mitigation which relates to all sites
<ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste? 	?	See comments regarding mitigation which relates to all sites.
13. Protect and enhance the historic environment		
<ul style="list-style-type: none"> Will it enhance features and areas of historical/cultural value? 	?	The site is well screened but outside the development limit for Ripon.
<ul style="list-style-type: none"> Will it promote sensitive re-use of historic/culturally important buildings where appropriate? 	0	
<ul style="list-style-type: none"> Will it conserve the character of historic settlements and conservation areas? 	0	
<ul style="list-style-type: none"> Will it preserve and where appropriate enhance features of archaeological importance? 	0	
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> Will it promote the development of communities with accessible services, employment, shops and leisure facilities? 	-	See comments made under objective 6
<ul style="list-style-type: none"> Will it prevent inappropriate development in flood plains? 	+	See comments made under objective 11

<ul style="list-style-type: none"> • Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport? 	-	See comments under objective 6
<ul style="list-style-type: none"> • Will it result in the regeneration of derelict or visually unattractive land? 	0	
<ul style="list-style-type: none"> • Will encourage the re-use of existing buildings? 	0	
<ul style="list-style-type: none"> • Will it ensure high design quality which supports local distinctiveness? 	0	
<ul style="list-style-type: none"> • Will it promote mixed use development? 	0	
15. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> • Will it provide employment opportunities for local people? 	0	The site is not proposed for employment use
<ul style="list-style-type: none"> • Will it contribute to improving diversity of employment opportunities? 	0	
<ul style="list-style-type: none"> • Will it ensure employment opportunities are accessible by public transport? 	0	
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> • Will it support existing businesses? 	+	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"> • Will it maximise local skills? 	0	The site is not proposed for employment use.
<ul style="list-style-type: none"> • Will it encourage investment (including inward investment)? 	0	
<ul style="list-style-type: none"> • Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	0	
<ul style="list-style-type: none"> • Will it encourage rural diversification? 	0	

SA Objective	Site Ref:	R9: Land to the rear of the cricket ground, off Studley Road. 9.4 Ha for housing.
	Performance	Commentary
1. Quality housing available to everyone		
<ul style="list-style-type: none"> Will it make housing available to people in need? 	+	The site 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 See comments regarding mitigation which relates to all sites
<ul style="list-style-type: none"> Will it improve energy efficiency in housing? 	?	
<ul style="list-style-type: none"> Will it increase the use of sustainable building practices? 	?	
2. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it promote positive health and prevent ill health? 	+	Site is within 3km of an outdoor sports facility and within 1km of an amenity open space. In addition the site is of sufficient size to incorporate new amenity open space or play area/other facilities. 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"> Will it encourage healthy lifestyles? 	+	
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? 	?	See comments regarding mitigation which relates to all sites
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> Will it improve and increase community facilities? 	?	This is a large site with potential for mixed uses, incorporating community facilities.
<ul style="list-style-type: none"> Will it reduce the potential for social isolation with particular regard to disadvantaged groups? 	+	Provision of affordable housing will contribute to creating mixed, well balanced communities, helping to reduce social isolation.
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase availability and accessibility of culture/leisure/recreation activities/venues? 	+	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements.
<ul style="list-style-type: none"> Will it preserve, promote and enhance culture in the District? 	?	
6. Local needs met locally		
<ul style="list-style-type: none"> Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? 	-	The site has 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 of transport
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? 	+	See response to objective 1 above
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> Will it provide opportunities for training and apprenticeships? 	0	Site not proposed for education use.
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? 	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"> Will it increase the quality and quantity of woodland cover? 	+	
<ul style="list-style-type: none"> Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives? 	+	
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	0	
<ul style="list-style-type: none"> Will it promote and raise awareness of the enjoyment/ benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites? 	0	
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	-	Site's development would result in an isolated development the countryside and outside the development limit, thereby harming the countryside character of the area.

9. Minimal pollution levels		
• Will it clean up contaminated land?	O	
• Will it maintain and where possible improve air quality?	O	
• 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?	-	Loss of soils to development
• Will it prevent unacceptable levels of noise and light pollution?	O	
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car	-	See comments made under objective 6
• Will it ease congestion on the road/rail network?	-	Development of this site is likely to increase travel by car -
• Will it increase provision of public transport where needed?	?	A Transport Assessment and Travel Plan are required
• Will it improve existing provision of cycleways and footpaths?	?	
• Will it make the environment for non car travel more attractive?	?	
• Will it improve rail services and facilities?	O	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	?	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?	?	The Council is proposing to require sites of 10+ residential units or sites with a floorspace of 1000m2 to provide 10% of its energy requirements from renewable resources.
• Will it reduce the risk of flooding?	+	Site is within Flood Zone 1 - Flood Risk Assessment is required due to size.
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	?	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/cricket ground.
• Will it increase prevention, re-use, recovery and recycling of waste?	?	See comments regarding mitigation which relates to all sites.
13. Protect and enhance the historic environment		
• 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	
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
• 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	O	

<i>unattractive land?</i>		
• <i>Will encourage the re-use of existing buildings?</i>	O	
• <i>Will it ensure high design quality which supports local distinctiveness?</i>	-	The open nature of the site means that built development will have a negative impact on local distinctiveness and character.
• <i>Will it promote mixed use development?</i>	?	
15. Good quality employment opportunities available to all		
• <i>Will it provide employment opportunities for local people?</i>	O	The site is not proposed for employment use.
• <i>Will it contribute to improving diversity of employment opportunities?</i>	O	
• <i>Will it ensure employment opportunities are accessible by public transport?</i>	O	
16. Conditions for business success, economic growth and investment		
• <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>	O	The site is not proposed for employment use.
• <i>Will it encourage investment (including inward investment)?</i>	O	
• <i>Will it provide for the needs of business (such as a range of premises, land and infrastructure)?</i>	O	
• <i>Will it encourage rural diversification?</i>	O	

SA Objective	Site Ref:	R10 : Land at Ripon Auction Mart, North Road, Ripon 1.5ha site proposed for residential development.
	Performance	Commentary
1. Quality housing available to everyone		
<ul style="list-style-type: none"> Will it make housing available to people in need? 	+	Site size would enable the Council to negotiate for an element of affordable housing under current policy
<ul style="list-style-type: none"> Will it improve energy efficiency in housing? Will it increase the use of sustainable building practices? 	?	See comments regarding mitigation which relate to all sites.
	?	
2. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it promote positive health and prevent ill health? Will it encourage healthy lifestyles? 	+	Site is within 1km of both a play area and amenity open space. In addition the site is of sufficient size to incorporate new amenity open space or play area. This could have a secondary effect on improving health by ensuring provision of recreational open space/encouraging physical activity
	+	
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? 	?	See comments regarding mitigation which relates to all sites
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> Will it improve and increase community facilities? Will it reduce the potential for social isolation with particular regard to disadvantaged groups? 	?	This is a large site with potential for mixed uses incorporating community facilities.
	+	Provision of affordable housing will contribute to creating mixed, balanced communities, helping to reduce social isolation.
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase availability and accessibility of culture/leisure/recreation activities/venues? Will it preserve, promote and enhance culture in the District? 	+	Opportunity for the site to meet the recreational needs of the area in addition to its own open space requirements.
	0	
6. Local needs met locally		
<ul style="list-style-type: none"> Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? Will it provide appropriate housing for local needs? Will it support the vibrancy of town and village centres? 	+	The site schedule indicates a positive score for accessibility to jobs, shops and services and therefore residents are considered able to access services and commute to work by non-car modes of transport.
	+	See comments made under objective 1.
	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> Will it provide opportunities for training and apprenticeships? 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? Will it increase the quality and quantity of woodland cover? Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives? Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? Will it promote and raise awareness of the enjoyment/ benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites? Will it contribute to local distinctiveness and countryside 	?	Site may contain protected species or habitats and adverse impacts should be avoided.
	?	
	+	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.
	0	
	0	
	+	Development provides the opportunity to restore a brownfield site and add to the distinctiveness of

<i>character?</i>		this site adjacent to the conservation area.
9. Minimal pollution levels		
• <i>Will it clean up contaminated land?</i>	?	Site may be contaminated due to former use as auction mart.
• <i>Will it maintain and where possible improve air quality?</i>	?	
• <i>Will it maintain and where possible improve surface water and groundwater quality?</i>	?	There is adequate capacity in the public foul sewer network to take reasonably anticipated foul water flows. The local public sewer network may not have capacity to accept any additional discharge of surface water from the site. Therefore consideration should firstly be given to discharging to, as appropriate, soakaways, infiltration systems and watercourses. Any surface water discharges to the public sewer network must be restricted to the previous/present level of discharge.
• <i>Will it maintain and where possible improve soil quality and minimise the loss of soil to development?</i>	+	Brownfield land – loss of some soils
• <i>Will it prevent unacceptable levels of noise and light pollution?</i>	?	
10. A transport network which maximises access whilst minimising detrimental impacts		
• <i>Will it increase access to key resources and services by means other than the car/</i>	+	See comments made under objective 6.
• <i>Will it ease congestion on the road/rail network?</i>	?	Transport Assessment/Travel Plan required.
• <i>Will it increase provision of public transport where needed?</i>	?	
• <i>Will it improve existing provision of cycleways and footpaths?</i>	?	
• <i>Will it make the environment for non car travel more attractive?</i>	?	
• <i>Will it improve rail services and facilities?</i>	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• <i>Will it reduce greenhouse gas emissions?</i>	?	See comments regarding mitigation which relates to all sites
• <i>Will it increase the amount of energy from non-renewable sources that is generated and consumed?</i>	?	The Council is proposing to require sites of 10+ residential units or sites with a floorspace of 1000m2 to provide 10% of its energy requirements from renewable sources.
• <i>Will it reduce the risk of flooding?</i>	-	75% of site within flood Zone 3a
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• <i>Will it increase efficiency in water, energy and raw material use?</i>	?	
• <i>Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?</i>	+	Development of a brownfield site
• <i>Will it increase prevention, re-use, recovery and recycling of waste?</i>	?	See comments regarding mitigation which relates to all sites
13. Protect and enhance the historic environment		
• <i>Will it enhance features and areas of historical/cultural value?</i>	+	Development of the site would enhance the setting of the conservation area and remove an eyesore.
• <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>	+	Development of the site has the potential to enhance the setting of the conservation area.
• <i>Will it preserve and where appropriate enhance features of archaeological importance?</i>	0	
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
• <i>Will it promote the development of communities with accessible services, employment, shops and leisure facilities?</i>	+	See comments made under objective 6
• <i>Will it prevent inappropriate development in flood plains?</i>	-	See comments made under objective 11

<ul style="list-style-type: none"> • Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport? 	+	See comments made under objective 6
<ul style="list-style-type: none"> • Will it result in the regeneration of derelict or visually unattractive land? 	+	The site is derelict.
<ul style="list-style-type: none"> • Will encourage the re-use of existing buildings? 	0	
<ul style="list-style-type: none"> • Will it ensure high design quality which supports local distinctiveness? 	+	Development of the site will remove an eyesore and has the potential to enhance the setting of the conservation area and add to local distinctiveness.
<ul style="list-style-type: none"> • Will it promote mixed use development? 	?	
15. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> • Will it provide employment opportunities for local people? 	0	The site is not proposed for employment use
<ul style="list-style-type: none"> • Will it contribute to improving diversity of employment opportunities? 	0	
<ul style="list-style-type: none"> • Will it ensure employment opportunities are accessible by public transport? 	0	
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> • Will it support existing businesses? 	+	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"> • Will it maximise local skills? 	0	The site is not proposed for employment use.
<ul style="list-style-type: none"> • Will it encourage investment (including inward investment)? 	0	
<ul style="list-style-type: none"> • Will it provide for the needs of business (such as a range of premises, land and infrastructure)? 	0	
<ul style="list-style-type: none"> • Will it encourage rural diversification? 	0	

SA Objective	Site Ref:	R11 : Off Stonebridgagate, Ripon. 0.6Ha proposed for housing
	Performance	Commentary
1. Quality housing available to everyone		
<ul style="list-style-type: none"> Will it make housing available to people in need? 	+	Site size would enable the Council to negotiate for an element of affordable housing under current policy.
<ul style="list-style-type: none"> Will it improve energy efficiency in housing? 	?	See comments relating to mitigation which relate to all sites
<ul style="list-style-type: none"> Will it increase the use of sustainable building practices? 	?	
2. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it promote positive health and prevent ill health? 	+	Site is within 1km of both a play area and amenity open space. In addition the site is of sufficient size to incorporate new amenity open space or 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"> Will it encourage healthy lifestyles? 	+	
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? 	?	See comments regarding mitigation which relate to all sites.
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> Will it improve and increase community facilities? 	?	Provision of affordable housing will contribute to creating mixed, well balanced communities, helping to reduce social isolation.
<ul style="list-style-type: none"> Will it reduce the potential for social isolation with particular regard to disadvantaged groups? 	+	
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase availability and accessibility of culture/leisure/recreation activities/venues? 	+	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements
<ul style="list-style-type: none"> Will it preserve, promote and enhance culture in the District? 	0	
6. Local needs met locally		
<ul style="list-style-type: none"> Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? 	-	The site schedule indicates a 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 no car modes of transport. (The negative score is because the site does not lie within 400m of a bus stop on the key network but it is within walking distance of other services/facilities)
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? 	+	See comments made under objective 1.
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> Will it provide opportunities for training and apprenticeships? 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? 	?	Site may contain protected species or habitats and adverse impacts should be avoided.
<ul style="list-style-type: none"> Will it increase the quality and quantity of woodland cover? 	?	Site development provides the opportunity to enhance green space which will increase wildlife and interest and biodiversity
<ul style="list-style-type: none"> Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives? 	?	
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	0	
<ul style="list-style-type: none"> Will it promote and raise awareness of the enjoyment/ benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites? 	0	
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside 	+	Development of this site on a key route into the city, on the edge of the conservation area, will

<i>character?</i>		improve derelict land and contribute to local distinctiveness.
9. Minimal pollution levels		
• <i>Will it clean up contaminated land?</i>	+	The site is a former gas works and has significant contamination.
• <i>Will it maintain and where possible improve air quality?</i>	?	
• <i>Will it maintain and where possible improve surface water and groundwater quality?</i>	?	Site underlain by major aquifer – remediation may reduce risk of contamination. Adequate capacity in foul sewer network to take reasonably anticipated flows. Local public sewer network may not have capacity to accept any additional discharge of surface water from the proposed site. Consider discharging as appropriate to soakaways, infiltration systems and water courses
• <i>Will it maintain and where possible improve soil quality and minimise the loss of soil to development?</i>	+	Remediation of the site will be required for residential development
• <i>Will it prevent unacceptable levels of noise and light pollution?</i>	?	
10. A transport network which maximises access whilst minimising detrimental impacts		
• <i>Will it increase access to key resources and services by means other than the car/</i>	-	See comments made under objective 6.
• <i>Will it ease congestion on the road/rail network?</i>	?	Transport Assessment required
• <i>Will it increase provision of public transport where needed?</i>	?	
• <i>Will it improve existing provision of cycleways and footpaths?</i>	0	There is already a good pedestrian network adjacent to the site. The Ripon Cycle Plan shows a proposed route along Stonebridgeway.
• <i>Will it make the environment for non car travel more attractive?</i>	0	
• <i>Will it improve rail services and facilities?</i>	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• <i>Will it reduce greenhouse gas emissions?</i>	?	See comments relating to mitigation which relate to all sites
• <i>Will it increase the amount of energy from non-renewable sources that is generated and consumed?</i>	?	The Council is proposing to require sites of 10+ residential units or sites with a floor space of 1000m ² + to provide 10% of its energy requirements from renewable sources.
• <i>Will it reduce the risk of flooding?</i>	+	The site boundary can be amended so that the site lies within Flood Zone 1.
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• <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>	+	Brownfield land.
• <i>Will it increase prevention, re-use, recovery and recycling of waste?</i>	?	See comments regarding mitigation which relate to all sites.
13. Protect and enhance the historic environment		
• <i>Will it enhance features and areas of historical/cultural value?</i>	+	Development of the site will enhance the setting of the conservation area.
• <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>	+	Development of the site will improve the setting of the conservation area and a key, historic entrance to the city centre.
• <i>Will it preserve and where appropriate enhance features of archaeological importance?</i>	0	
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
• <i>Will it promote the development of communities with accessible services, employment, shops and leisure facilities?</i>	-	See comments made under objective 6
• <i>Will it prevent inappropriate development in flood plains?</i>	+	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?	+	Redevelopment of the site will result in the regeneration of derelict land.
• Will encourage the re-use of existing buildings?	0	
• Will it ensure high design quality which supports local distinctiveness?	0	This will be a requirement due to the site's location adjacent to the conservation area.
• Will it promote mixed use development?	?	
15. Good quality employment opportunities available to all		
• Will it provide employment opportunities for local people?	-	Residential development will result in the loss of employment land
• Will it contribute to improving diversity of employment opportunities?	-	
• Will it ensure employment opportunities are accessible by public transport?	-	Loss of employment site with good access to public transport
16. Conditions for business success, economic growth and investment		
• Will it support existing businesses?	0	There are no existing businesses on the site
• Will it maximise local skills?	0	
• Will it encourage investment (including inward investment)?	-	
• Will it provide for the needs of business (such as a range of premises, land and infrastructure)?	-	It will reduce the amount of land available for employment use in Ripon
• Will it encourage rural diversification?	0	

SA Objective	Site Ref: Performance	R16 Ash Grove Industrial Estate. 1.5Ha for residential development Commentary
1. Quality housing available to everyone		
• 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?	?	
2. Conditions and services to engender good health		
• Will it promote positive health and prevent ill health?	+	Site is within 3km of an outdoor sports facility. In addition the site is of sufficient size to incorporate new amenity open space or 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?	+	
3. Safety and security for people and property		
• Will it reduce crime and disorder through design measures?	?	See comments regarding mitigation which relate to all sites
4. Vibrant communities which participate in decision making		
• Will it improve and increase community facilities?	?	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?	+	
5. Culture, leisure and recreation activities available to all		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	+	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements
• Will it preserve, promote and enhance culture in the District?	0	
6. Local needs met locally		
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?	-	The site schedule indicates a negative score for accessibility to jobs, shops and services and therefore residents are therefore unable to access services and commute to work by non car modes of transport.
• Will it provide appropriate housing for local needs?	+	See comments made under objective 1.
• Will it support the vibrancy of town and village centres?	0	
7. Education and training opportunities which build on the skills and capacity of the population		
• Will it provide opportunities for training and apprenticeships?	0	
8. Bio-diverse and attractive natural environment		
• Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?	?	The site may contain protected species or habitats and adverse impacts should be avoided.
• Will it increase the quality and quantity of woodland cover?	+	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 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?	0	

9. Minimal pollution levels		
• 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?	?	The local public sewer network may not have capacity to accept any additional discharge of surface water, therefore consideration should be given to discharging as appropriate to soakaways, infiltration systems and watercourses. Any surface water discharge to the public sewer network should be restricted to previous/present level.
• Will it maintain and where possible improve soil quality and minimise the loss of soil to development?		Brownfield land
• Will it prevent unacceptable levels of noise and light pollution?	?	
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car/	-	See comments made under objective 6.
• Will it ease congestion on the road/rail network?	?	Transport Assessment/Travel Plan required.
• Will it increase provision of public transport where needed?	?	Planning obligations for improved facilities for non car modes of transport should be investigated.
• Will it improve existing provision of cycleways and footpaths?	?	
• Will it make the environment for non car travel more attractive?	?	
• Will it improve rail services and facilities?	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	?	See comments regarding mitigation measures 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 floorspace of 1000m2 to provide 10% of its energy requirements from renewable resources.
• Will it reduce the risk of flooding?	+	The site boundary can be amended so that it lies within Flood Zone 1.
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	?	See comments regarding mitigation measures 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 relates to all sites.
13. Protect and enhance the historic environment		
• 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	
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
• Will it promote the development of communities with accessible services, employment, shops and leisure facilities?	-	See comments in objective 6 above.
• 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 comment made under objective 6

<i>transport?</i>		
• <i>Will it result in the regeneration of derelict or visually unattractive land?</i>	+	Regeneration of visually unattractive area – although the site is well screened.
• <i>Will encourage the re-use of existing buildings?</i>	-	Existing buildings unsuitable for reuse.
• <i>Will it ensure high design quality which supports local distinctiveness?</i>	0	
• <i>Will it promote mixed use development?</i>	0	
15. Good quality employment opportunities available to all		
• <i>Will it provide employment opportunities for local people?</i>	-	Residential development will result in the loss of existing employment land
• <i>Will it contribute to improving diversity of employment opportunities?</i>	-	Residential development will result in the loss of an important location for small businesses that may not be able to afford to relocate to more formalised employment sites.
• <i>Will it ensure employment opportunities are accessible by public transport?</i>	-	Residential development will result in the loss of an employment site accessible by modes other than the car.
16. Conditions for business success, economic growth and investment		
• <i>Will it support existing businesses?</i>	-	Loss of employment land would result in existing businesses on the site having to relocate. The nature of some of these businesses means that this may be difficult.
• <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>	-	Site provides a useful supply of lower grade employment land at the cheaper end of the market.
• <i>Will it encourage rural diversification?</i>	0	

SA Objective	Site Ref: Performance	R17: Old Goods Yard, Hutton Bank Ripon. 1.4 Ha site proposed for residential. Commentary
1. Quality housing available to everyone		
<ul style="list-style-type: none"> Will it make housing available to people in need? 	+	Site size would enable the Council to negotiate for an element of affordable housing under current policy.
<ul style="list-style-type: none"> Will it improve energy efficiency in housing? 	?	See comments regarding mitigation which relate to all sites
<ul style="list-style-type: none"> Will it increase the use of sustainable building practices? 	?	
2. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it promote positive health and prevent ill health? 	+	Site is within 1km of both a play area and amenity open space. In addition the site is of sufficient size to incorporate new amenity open space or 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"> Will it encourage healthy lifestyles? 	+	
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? 	?	See comments regarding mitigation which relate to all sites
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> Will it improve and increase community facilities? 	?	Provision of affordable housing will contribute to creating mixed, balanced communities, helping to reduce social isolation.
<ul style="list-style-type: none"> Will it reduce the potential for social isolation with particular regard to disadvantaged groups? 	+	
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase availability and accessibility of culture/leisure/recreation activities/venues? 	+	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements
<ul style="list-style-type: none"> Will it preserve, promote and enhance culture in the District? 	0	
6. Local needs met locally		
<ul style="list-style-type: none"> Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? 	-	The site schedule indicates a negative score for accessibility to jobs shops and services. However, it should be noted that the site is within 400m of a bus stop on the Key Bus Network and is adjacent to a proposed cycle route linking the site to the city centre.
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? 	+	See comments made under objective 1
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> Will it provide opportunities for training and apprenticeships? 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? 	?	Site may contain protected species or habitats and adverse impacts should be avoided.
<ul style="list-style-type: none"> Will it increase the quality and quantity of woodland cover? 	?	
<ul style="list-style-type: none"> Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives? 	?	
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	0	
<ul style="list-style-type: none"> Will it promote and raise awareness of the enjoyment/ benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites? 	0	
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	+	Development provides the opportunity to restore a brownfield site and add to the local distinctiveness of this area by enhancing the setting of the conservation area and the Special Landscape Area

9. Minimal pollution levels		
• Will it clean up contaminated land?	?	Site may be contaminated due to former railway/employment use.
• Will it maintain and where possible improve air quality?	?	
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soil to development?	+	Brownfield land
• Will it prevent unacceptable levels of noise and light pollution?		
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car	-	See comments made under objective 6.
• Will it ease congestion on the road/rail network?	?	Transport Assessment and Travel Plan required. Development of the site should contribute towards the development of the proposed cycle route/improvement of pedestrian links.
• Will it increase provision of public transport where needed?	?	
• Will it improve existing provision of cycleways and footpaths?	?	
• Will it make the environment for non car travel more attractive?	?	
• Will it improve rail services and facilities?	O	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	?	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?	?	The Council is proposing to require sites of 10+ residential units or sites with a floorspace of 1000m2 to provide 10% of its energy requirements from renewable sources.
• Will it reduce the risk of flooding?	+	Development footprint can be amended to remove the risk of flooding.
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	?	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)?	+	Development of a brownfield site
• Will it increase prevention, re-use, recovery and recycling of waste?	?	See comments relating to mitigation which relates to all sites
13. Protect and enhance the historic environment		
• Will it enhance features and areas of historical/cultural value?	+	Site's development would enhance the setting of the conservation area and the Special Landscape Area.
• Will it promote sensitive re-use of historic/culturally important buildings where appropriate?	?	Buildings associated with the former railway may be of historic significance and worthy of conservation/conversion.
• Will it conserve the character of historic settlements and conservation areas?	+	Development of the site has the potential to enhance the conservation area.
• Will it preserve and where appropriate enhance features of archaeological importance?	O	
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
• 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 mad under objective 6

<i>transport?</i>		
<ul style="list-style-type: none"> • <i>Will it result in the regeneration of derelict or visually unattractive land?</i> 	+	Provide for the regeneration of a derelict site which is in a prominent position.
<ul style="list-style-type: none"> • <i>Will encourage the re-use of existing buildings?</i> 	?	Further investigation of former station buildings required.
<ul style="list-style-type: none"> • <i>Will it ensure high design quality which supports local distinctiveness?</i> 	+	Development of the site will remove an eyesore and has the potential to enhance the setting of the conservation area and add to local distinctiveness.
<ul style="list-style-type: none"> • <i>Will it promote mixed use development?</i> 	0	
15. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> • <i>Will it provide employment opportunities for local people?</i> 	-	Part of the proposed site is an employment site, the development of which for housing will result in the loss of employment land in Ripon
<ul style="list-style-type: none"> • <i>Will it contribute to improving diversity of employment opportunities?</i> 	-	
<ul style="list-style-type: none"> • <i>Will it ensure employment opportunities are accessible by public transport?</i> 	-	Residential development will result in the loss of an employment site accessible by modes other than the car.
16. Conditions for business success, economic growth and investment		
<ul style="list-style-type: none"> • <i>Will it support existing businesses?</i> 	-	
<ul style="list-style-type: none"> • <i>Will it maximise local skills?</i> 	0	
<ul style="list-style-type: none"> • <i>Will it encourage investment (including inward investment)?</i> 	-	It will reduce the amount of land available for employment use in Ripon
<ul style="list-style-type: none"> • <i>Will it provide for the needs of business (such as a range of premises, land and infrastructure)?</i> 	-	
<ul style="list-style-type: none"> • <i>Will it encourage rural diversification?</i> 	0	

SA Objective	Site Ref	R23: Red House, Palace Road, Ripon. 1.6ha site proposed for residential development.
	Performance	Commentary
1. Quality housing available to everyone		
<ul style="list-style-type: none"> Will it make housing available to people in need? 	+	Site size would allow the Council to negotiate for an element of affordable housing under current policy. See comments regarding mitigation which relate to all sites
<ul style="list-style-type: none"> Will it improve energy efficiency in housing? 	?	
<ul style="list-style-type: none"> Will it increase the use of sustainable building practices? 	?	
2. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it promote positive health and prevent ill health? 	+	Site is within 1km of both a play area and amenity open space. In addition the site is of sufficient size to incorporate new amenity open space or 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"> Will it encourage healthy lifestyles? 	+	
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? 	?	See comments regarding mitigation which relate to all sites
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> Will it improve and increase community facilities? 	?	Provision of affordable housing will contribute to creating mixed, well balanced communities, helping to reduce social isolation. May be suitable for some form of sheltered housing.
<ul style="list-style-type: none"> Will it reduce the potential for social isolation with particular regard to disadvantaged groups? 	+	
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase availability and accessibility of culture/leisure/recreation activities/venues? 	+	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements
<ul style="list-style-type: none"> Will it preserve, promote and enhance culture in the District? 	0	
6. Local needs met locally		
<ul style="list-style-type: none"> Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? 	-	The site has a negative score for accessibility to jobs, shops and services. However, it should be note that there is a bus stop on the key Bus Network within 400m and the site is adjacent to a proposed cycle route included in the Ripon Cycling Plan.
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? 	+	See comments made under objective1
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> Will it provide opportunities for training and apprenticeships? 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? 	+	The site includes an area of woodland of interest identified by English nature – noted for its non native species. There is an opportunity to make provision for the management of this woodland and its enhancement.
<ul style="list-style-type: none"> Will it increase the quality and quantity of woodland cover? 	+	
<ul style="list-style-type: none"> Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives? 	+	
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	0	
<ul style="list-style-type: none"> Will it promote and raise awareness of the enjoyment/ benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites? 	0	
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside 	+	This site makes an important contribution to the character and local distinctiveness of Palace Road

<i>character?</i>		and the conservation area.
9. Minimal pollution levels		
• <i>Will it clean up contaminated land?</i>	O	
• <i>Will it maintain and where possible improve air quality?</i>	?	
• <i>Will it maintain and where possible improve surface water and groundwater quality?</i>	?	The local public sewer network may not have capacity to accept any additional discharge of surface water, therefore consideration should be given to discharging as appropriate to soakaways, infiltration systems and watercourses. Any surface water discharge to the public sewer network should be restricted to previous/present level.
• <i>Will it maintain and where possible improve soil quality and minimise the loss of soil to development?</i>	+	Re use of brownfield site although some soils would be lost to development.
• <i>Will it prevent unacceptable levels of noise and light pollution?</i>	?	
10. A transport network which maximises access whilst minimising detrimental impacts		
• <i>Will it increase access to key resources and services by means other than the car</i>	-	See comments made under objective 6.
• <i>Will it ease congestion on the road/rail network?</i>	?	
• <i>Will it increase provision of public transport where needed?</i>	?	Transport Assessment and Travel Plan required – Development of the site should contribute towards the provision of the proposed cycle route linking Palace Road with the city centre, the pedestrian network and improved public transport infrastructure.
• <i>Will it improve existing provision of cycleways and footpaths?</i>	?	
• <i>Will it make the environment for non car travel more attractive?</i>	?	
• <i>Will it improve rail services and facilities?</i>	O	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• <i>Will it reduce greenhouse gas emissions?</i>	?	See comments relating to mitigation which relate to all sites
• <i>Will it increase the amount of energy from non-renewable sources that is generated and consumed?</i>	?	The Council is proposing to require sites of 10+ residential units or sites with a floorspace of 1000m2 to provide 10% of its energy requirements from renewable resources.
• <i>Will it reduce the risk of flooding?</i>	+	Within Flood Risk Zone 1.
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• <i>Will it increase efficiency in water, energy and raw material use?</i>	?	See comments relating to 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 of a brownfield site
• <i>Will it increase prevention, re-use, recovery and recycling of waste?</i>	?	See comments relating to mitigation which relates to all sites.
13. Protect and enhance the historic environment		
• <i>Will it enhance features and areas of historical/cultural value?</i>	+	Site's development will enhance an important site in the conservation
• <i>Will it promote sensitive re-use of historic/culturally important buildings where appropriate?</i>	+	Potential to convert existing attractive buildings as part of the scheme.
• <i>Will it conserve the character of historic settlements and conservation areas?</i>	+	Will conserve and enhance an important site contributing to the character of this part of the Ripon conservation area.
• <i>Will it preserve and where appropriate enhance features of archaeological importance?</i>	O	
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
• <i>Will it promote the development of communities with accessible services, employment, shops and leisure facilities?</i>	-	See comments made under objective 6.
• <i>Will it prevent inappropriate development in flood plains?</i>	+	See comments made under objective 11
• <i>Will it ensure new developments provide essential services</i>	-	See comments made under objective 6

<i>accessible without use of a car and are accessible by public transport?</i>		
• <i>Will it result in the regeneration of derelict or visually unattractive land?</i>	O	
• <i>Will encourage the re-use of existing buildings?</i>	+	Conversion scheme for existing buildings should be possible
• <i>Will it ensure high design quality which supports local distinctiveness?</i>	+	A high quality design will be sought on this important site in the conservation area.
• <i>Will it promote mixed use development?</i>	O	
15. Good quality employment opportunities available to all		
• <i>Will it provide employment opportunities for local people?</i>	O	The site is not proposed for employment use
• <i>Will it contribute to improving diversity of employment opportunities?</i>	O	
• <i>Will it ensure employment opportunities are accessible by public transport?</i>	O	
16. Conditions for business success, economic growth and investment		
• <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>	O	The site is not proposed for employment use.
• <i>Will it encourage investment (including inward investment)?</i>	O	
• <i>Will it provide for the needs of business (such as a range of premises, land and infrastructure)?</i>	O	
• <i>Will it encourage rural diversification?</i>	O	

SA Objective	Site Ref:	R 28: Land off Harrogate Road. 0.6Ha site proposed for residential development.
	Performance	Commentary
1. Quality housing available to everyone		
• Will it make housing available to people in need?	+	Site size would allow Council to negotiate for an element of affordable housing under current policy See comments regarding mitigation which relates to all sites.
• Will it improve energy efficiency in housing?	?	
• Will it increase the use of sustainable building practices?	?	
2. Conditions and services to engender good health		
• Will it promote positive health and prevent ill health?	+	Site is within 400m of a park or amenity open space (over 0.5ha) or other facilities which encourage healthy lifestyles
• Will it encourage healthy lifestyles?		
3. Safety and security for people and property		
• Will it reduce crime and disorder through design measures?	?	See comments regarding mitigation which relates to all sites.
4. Vibrant communities which participate in decision making		
• Will it improve and increase community facilities?	0	Provision of affordable housing would 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?	+	
5. Culture, leisure and recreation activities available to all		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	0	
• Will it preserve, promote and enhance culture in the District?	0	
6. Local needs met locally		
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?	+	The site schedule indicates a positive score for accessibility to jobs, shops and services and therefore residents are considered to be able to access services and commute to work by non car modes of transport.
• Will it provide appropriate housing for local needs?	+	See comments made under objective 1
• Will it support the vibrancy of town and village centres?	0	
7. Education and training opportunities which build on the skills and capacity of the population		
• Will it provide opportunities for training and apprenticeships?	0	
8. Bio-diverse and attractive natural environment		
• Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?	?	Site's hedgerows may contain protected species or habitats and adverse impacts should be avoided.
• Will it increase the quality and quantity of woodland cover?	?	Site contains visually important hedgerows and trees and their loss should be avoided.
• 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?	?	
9. Minimal pollution levels		
• Will it clean up contaminated land?	0	

<ul style="list-style-type: none"> • Will it maintain and where possible improve air quality? 	O	
<ul style="list-style-type: none"> • Will it maintain and where possible improve surface water and groundwater quality? 	?	There is adequate capacity in the foul sewer network to take reasonably anticipated foul water flows from the site. The local public sewer network does not have capacity to accept additional discharge of surface water, therefore consideration should be given to discharging as appropriate to soakaways, infiltration systems and water courses. Any surface water discharge to the public sewer network should be restricted to previous/present level.
<ul style="list-style-type: none"> • Will it maintain and where possible improve soil quality and minimise the loss of soil to development? 	-	Loss of soil to development
<ul style="list-style-type: none"> • Will it prevent unacceptable levels of noise and light pollution? 	?	Site lies in close proximity to Harrogate Road and Ripon By pass. Also adjacent to large superstore.
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> • Will it increase access to key resources and services by means other than the car/ 	+	See comments under objective 6
<ul style="list-style-type: none"> • Will it ease congestion on the road/rail network? 	?	Site lies within 400m of a bus stop on the key bus network
<ul style="list-style-type: none"> • Will it increase provision of public transport where needed? 	?	
<ul style="list-style-type: none"> • Will it improve existing provision of cycleways and footpaths? 	?	Planning obligations for improved facilities for non car modes of transport should be investigated.
<ul style="list-style-type: none"> • Will it make the environment for non car travel more attractive? 	?	
<ul style="list-style-type: none"> • Will it improve rail services and facilities? 	O	
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> • Will it reduce greenhouse gas emissions? 	?	See comments regarding mitigation which relate to all sites
<ul style="list-style-type: none"> • Will it increase the amount of energy from non-renewable sources that is generated and consumed? 	?	
<ul style="list-style-type: none"> • Will it reduce the risk of flooding? 	+	Within Flood Risk Zone 1 and is therefore at low flood risk.
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
<ul style="list-style-type: none"> • Will it increase efficiency in water, energy and raw material use? 	?	See comments regarding mitigation which relate to all sites
<ul style="list-style-type: none"> • 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 Greenfield land.
<ul style="list-style-type: none"> • Will it increase prevention, re-use, recovery and recycling of waste? 	?	See comments regarding mitigation which relate to all sites
13. Protect and enhance the historic environment		
<ul style="list-style-type: none"> • Will it enhance features and areas of historical/cultural value? 	?	
<ul style="list-style-type: none"> • Will it promote sensitive re-use of historic/culturally important buildings where appropriate? 	O	
<ul style="list-style-type: none"> • Will it conserve the character of historic settlements and conservation areas? 	?	Careful assessment of development required to avoid adverse impact on the entrance to Ripon from the south.
<ul style="list-style-type: none"> • Will it preserve and where appropriate enhance features of archaeological importance? 	O	
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> • Will it promote the development of communities with accessible services, employment, shops and leisure facilities? 	+	See comments made under objective 6
<ul style="list-style-type: none"> • Will it prevent inappropriate development in flood plains? 	+	See comments made under objective 11.
<ul style="list-style-type: none"> • Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport? 	+	See comments made under objectives 6

• Will it result in the regeneration of derelict or visually unattractive land?	○	
• Will encourage the re-use of existing buildings?	○	
• Will it ensure high design quality which supports local distinctiveness?	○	
• Will it promote mixed use development?	○	
15. Good quality employment opportunities available to all		
• Will it provide employment opportunities for local people?	○	The site is not proposed for employment use
• Will it contribute to improving diversity of employment opportunities?	○	
• Will it ensure employment opportunities are accessible by public transport?	○	
16. Conditions for business success, economic growth and investment		
• 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?	○	The site is not proposed for employment use
• Will it encourage investment (including inward investment)?	○	
• Will it provide for the needs of business (such as a range of premises, land and infrastructure)?	○	
• Will it encourage rural diversification?	○	

SA Objective	Site Ref:	R32: Development off Doublegates Avenue/Bellman Walk, Bishopton. 9ha site proposed for residential development.
	Performance	Commentary
1. Quality housing available to everyone		
<ul style="list-style-type: none"> Will it make housing available to people in need? 	+	Site size would allow the Council to negotiate for an element of affordable housing under current policy 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"> Will it improve energy efficiency in housing? 	?	
<ul style="list-style-type: none"> Will it increase the use of sustainable building practices? 	?	
2. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it promote positive health and prevent ill health? 	+	Site is within 3km of an outdoor sports facility. In addition the site is of sufficient size to incorporate new amenity open space or 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"> Will it encourage healthy lifestyles? 	+	
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? 	?	See comments regarding mitigation which relates to all sites
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> Will it improve and increase community facilities? 	?	This is a large site with potential for mixed uses, incorporating community facilities
<ul style="list-style-type: none"> Will it reduce the potential for social isolation with particular regard to disadvantaged groups? 	+	Provision of affordable housing will contribute to creating mixed, well balanced communities, helping to reduce social isolation
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase availability and accessibility of culture/leisure/recreation activities/venues? 	+	Opportunity for the site to meet the recreational needs of the area in addition to its own open space requirements.
<ul style="list-style-type: none"> Will it preserve, promote and enhance culture in the District? 	0	
6. Local needs met locally		
<ul style="list-style-type: none"> Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? 	-	The site has a negative score for accessibility to jobs, shops and services and therefore residents are considered unlikely to be able to access services and commute to work by non-car modes of transport. Development will therefore encourage car use and ownership.
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? 	+	See comments made under objective 1.
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> Will it provide opportunities for training and apprenticeships? 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? 	?	Sites's hedgerows may contain protected species or habitats and adverse impacts should be avoided.
<ul style="list-style-type: none"> Will it increase the quality and quantity of woodland cover? 	?	Development of this site could reinforce existing woodland on/adjacent to the site including Paddy's wood within the Special Landscape Area. Site contains visually important hedgerows and trees and their loss should be avoided. Woodland to the south and west of the site includes ancient semi natural woodland.
<ul style="list-style-type: none"> Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives? 	+	Site provides an opportunity to provide new on site greenspace that will increase wildlife interest and biodiversity.
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	?	Site lies adjacent to the River Laver and any adverse impact on the ecological status/environmental equality of the river environment should be avoided.

<ul style="list-style-type: none"> Will it promote and raise awareness of the enjoyment/ benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites? 	?	
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	-	Development of this site would result in the extension of the city into the countryside, thereby harming the countryside character of the area and would have an impact on the adjacent Special landscape Area.
9. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land? 	0	
<ul style="list-style-type: none"> Will it maintain and where possible improve air quality? 	0	
<ul style="list-style-type: none"> Will it maintain and where possible improve surface water and groundwater quality? 	?	The local public sewer network does not have capacity to accept additional discharge of surface water, therefore consideration should be given to discharging as appropriate to soakaways, infiltration systems and watercourses. Any surface water discharge to the public sewer network should be restricted to previous/present level.
<ul style="list-style-type: none"> Will it maintain and where possible improve soil quality and minimise the loss of soil to development? 	-	Loss of soils and grade 3 agricultural land to development.
<ul style="list-style-type: none"> Will it prevent unacceptable levels of noise and light pollution? 	-	Possible noise issue relating to presence of Army barracks.
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it increase access to key resources and services by means other than the car/ 	-	See comments made under objective 6.
<ul style="list-style-type: none"> Will it ease congestion on the road/rail network? 	?	A Transport Assessment and Travel Plan is required for this site. Site could be linked to Ripon Cycle Plan Route 6 along Clothholme Road. Pedestrian and cycle access need to be considered within the context of the Transport Assessment/ Travel Plan.
<ul style="list-style-type: none"> Will it increase provision of public transport where needed? 	?	
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	?	
<ul style="list-style-type: none"> Will it make the environment for non car travel more attractive? 	?	
<ul style="list-style-type: none"> Will it improve rail services and facilities? 	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions? 	?	See comments regarding mitigation which relate to all sites
<ul style="list-style-type: none"> Will it increase the amount of energy from non-renewable sources that is generated and consumed? 	?	Emerging policy will require large housing sites to provide a percentage of its energy requirements from renewable sources.
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	-	55% of the site lies within Flood Zone 3a
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
<ul style="list-style-type: none"> Will it increase efficiency in water, energy and raw material use? 	?	See comments regarding mitigation which relate to all sites
<ul style="list-style-type: none"> 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 Greenfield land.
<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste? 	?	See comments regarding mitigation which relate to all sites.
13. Protect and enhance the historic environment		
<ul style="list-style-type: none"> Will it enhance features and areas of historical/cultural value? 	0	
<ul style="list-style-type: none"> Will it promote sensitive re-use of historic/culturally important buildings where appropriate? 	0	
<ul style="list-style-type: none"> Will it conserve the character of historic settlements and conservation areas? 	?	Careful assessment of development required to avoid adverse impact on the landscape character of the agricultural/parkland character between Ripon and the World Heritage Site at Fountains Abbey.
<ul style="list-style-type: none"> Will it preserve and where appropriate enhance features of archaeological importance? 	0	

14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
• 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 objectives 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 development of the site on the edge of the city and adjacent to the River Laver and associated woodland will have a negative impact on local distinctiveness and character.
• Will it promote mixed use development?	?	The site could include mixed development and address the lack of services and facilities in this area.
15. Good quality employment opportunities available to all		
• Will it provide employment opportunities for local people?	0	Employment use not proposed
• Will it contribute to improving diversity of employment opportunities?	0	
• Will it ensure employment opportunities are accessible by public transport?	0	
16. Conditions for business success, economic growth and investment		
• 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	Employment use not proposed
• 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:	R34: Land at Quarry Moor. 0.5ha site proposed for residential development.
	Performance	Commentary
1. Quality housing available to everyone		
• Will it make housing available to people in need?	+	Site size would allow 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?	?	
2. Conditions and services to engender good health		
• Will it promote positive health and prevent ill health?	+	The site is of sufficient size to incorporate new amenity open space or play area.
• Will it encourage healthy lifestyles?		
3. Safety and security for people and property		
• Will it reduce crime and disorder through design measures?	?	See comments regarding mitigation which relates to all sites
4. Vibrant communities which participate in decision making		
• Will it improve and increase community facilities?	?	Site unlikely to be large enough
• Will it reduce the potential for social isolation with particular regard to disadvantaged groups?	+	Provision of affordable housing would contribute to creating mixed, well balanced communities, helping to reduce social isolation
5. Culture, leisure and recreation activities available to all		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	+	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements
• Will it preserve, promote and enhance culture in the District?	O	
6. Local needs met locally		
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?	-	The site schedule indicates a negative score for accessibility to jobs, shops and services and therefore residents are considered to be unable to access services and commute to work by non car modes of transport.
• Will it provide appropriate housing for local needs?	+	See comments made under objective 1
• Will it support the vibrancy of town and village centres?	O	
7. Education and training opportunities which build on the skills and capacity of the population		
• Will it provide opportunities for training and apprenticeships?	O	
8. Bio-diverse and attractive natural environment		
• Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?	?	Impact on SSSI and Local Nature Reserve needs to be assessed together with potential interest of site and pond. Site's hedgerows may contain protected species or habitats and adverse impacts should be avoided.
• Will it increase the quality and quantity of woodland cover?	?	Site contains visually important trees and hedgerows and their loss should be avoided.
• 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?	O	
• Will it promote and raise awareness of the enjoyment/ benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites?	?	Further work required to establish potential nature conservation interest of pond and site.
• Will it contribute to local distinctiveness and countryside character?	-	Development here will extend the built up area of Ripon into the countryside and may have an adverse impact on Quarry Moor.
9. Minimal pollution levels		
• Will it clean up contaminated land?	O	

<ul style="list-style-type: none"> • Will it maintain and where possible improve air quality? 	O	
<ul style="list-style-type: none"> • Will it maintain and where possible improve surface water and groundwater quality? 	?	There is adequate capacity in the public foul sewer network to take reasonably anticipated foul water flows. The local public sewer network may not have capacity to accept any additional discharge surface water from the site. Therefore consideration should firstly be given to discharging to, as appropriate, soakaways, infiltration systems and watercourses. Any surface water discharges to the public sewer network must be restricted to the previous/present level of discharge.
<ul style="list-style-type: none"> • Will it maintain and where possible improve soil quality and minimise the loss of soil to development? 	-	Loss of soils to development
<ul style="list-style-type: none"> • Will it prevent unacceptable levels of noise and light pollution? 	?	
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> • Will it increase access to key resources and services by means other than the car 	-	See comments made under objective 6.
<ul style="list-style-type: none"> • Will it ease congestion on the road/rail network? 	?	Planning obligations for improved facilities for non car modes of transport should be investigated.
<ul style="list-style-type: none"> • Will it increase provision of public transport where needed? 	?	
<ul style="list-style-type: none"> • Will it improve existing provision of cycleways and footpaths? 	?	
<ul style="list-style-type: none"> • Will it make the environment for non car travel more attractive? 	?	
<ul style="list-style-type: none"> • Will it improve rail services and facilities? 	O	
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> • Will it reduce greenhouse gas emissions? 	?	See comments regarding mitigation which relate to all sites
<ul style="list-style-type: none"> • 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 1000m2 to provide 10% of its energy requirements from renewable resources.
<ul style="list-style-type: none"> • Will it reduce the risk of flooding? 	+	No Flood Risk identified.
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
<ul style="list-style-type: none"> • Will it increase efficiency in water, energy and raw material use? 	?	See comments regarding mitigation which relate to all sites
<ul style="list-style-type: none"> • Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)? 	-	Development of a Greenfield site
<ul style="list-style-type: none"> • Will it increase prevention, re-use, recovery and recycling of waste? 	?	See comments regarding mitigation which relate to all sites.
13. Protect and enhance the historic environment		
<ul style="list-style-type: none"> • Will it enhance features and areas of historical/cultural value? 	O	
<ul style="list-style-type: none"> • Will it promote sensitive re-use of historic/culturally important buildings where appropriate? 	O	
<ul style="list-style-type: none"> • Will it conserve the character of historic settlements and conservation areas? 	O	
<ul style="list-style-type: none"> • Will it preserve and where appropriate enhance features of archaeological importance? 	O	
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> • Will it promote the development of communities with accessible services, employment, shops and leisure facilities? 	-	See comments made under objective 6.
<ul style="list-style-type: none"> • Will it prevent inappropriate development in flood plains? 	+	See comments made under objective 11
<ul style="list-style-type: none"> • Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport? 	-	See comments made under objective 6.

• Will it result in the regeneration of derelict or visually unattractive land?	?	Site is adjacent to Townscape and Environmental Improvement Area
• Will it encourage the re-use of existing buildings?	0	
• Will it ensure high design quality which supports local distinctiveness?	0	
• Will it promote mixed use development?	0	
15. Good quality employment opportunities available to all		
• Will it provide employment opportunities for local people?	0	The site is not proposed for employment use.
• Will it contribute to improving diversity of employment opportunities?	0	
• Will it ensure employment opportunities are accessible by public transport?	0	
16. Conditions for business success, economic growth and investment		
• 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	The site is not proposed for employment use.
• 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:	R35 Aismunderby House, Harrogate Road, Ripon. 0.3 Ha for housing.
	Performance	Commentary
1. Quality housing available to everyone		
<ul style="list-style-type: none"> Will it make housing available to people in need? 	?	Site size would not allow the Council to negotiate for an element of affordable housing under current policy but would allow it to do this under policy emerging through the Core Strategy.
<ul style="list-style-type: none"> Will it improve energy efficiency in housing? 	?	See comments regarding mitigation which relates to all sites.
<ul style="list-style-type: none"> Will it increase the use of sustainable building practices? 	?	
2. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it promote positive health and prevent ill health? 	+	Site is within 1km of amenity open space and 3km of an outdoor sports facility.
<ul style="list-style-type: none"> Will it encourage healthy lifestyles? 		
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? 	0	See comments regarding mitigation that relates to all sites.
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> Will it improve and increase community facilities? 	0	
<ul style="list-style-type: none"> Will it reduce the potential for social isolation with particular regard to disadvantaged groups? 	?	Provision of affordable housing would contribute to creating mixed, well balanced communities, helping to reduce social isolation.
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase availability and accessibility of culture/leisure/recreation activities/venues? 	0	
<ul style="list-style-type: none"> Will it preserve, promote and enhance culture in the District? 	0	
6. Local needs met locally		
<ul style="list-style-type: none"> Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? 	-	The site schedule indicates a negative score for access to jobs, shops and services and therefore residents are considered to be unable to access services and commute to work by non car modes of transport.
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? 	?	See comments made under objective 1
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> Will it provide opportunities for training and apprenticeships? 	0	Site not proposed for education use
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? 	?	Site's hedgerows and trees may contain protected species or habitats and adverse impacts should be avoided.
<ul style="list-style-type: none"> Will it increase the quality and quantity of woodland cover? 	?	
<ul style="list-style-type: none"> Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives? 	?	
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	0	
<ul style="list-style-type: none"> Will it promote and raise awareness of the enjoyment/ benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites? 	0	
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	-	Site's development would result in the extension of the settlement into the countryside, thereby harming the countryside character of the area to the south of Ripon which provides a setting for the City.

9. Minimal pollution levels		
• Will it clean up contaminated land?	O	
• Will it maintain and where possible improve air quality?	O	
• Will it maintain and where possible improve surface water and groundwater quality?	?	The local public sewer network may not have capacity to accept any additional discharge of surface water from the proposed site. Therefore consideration should firstly be given to discharging, as appropriate, to soakaways, infiltration systems and watercourses. Any surface water discharges to the public sewer network must be restricted to the previous/present level of discharge.
• Will it maintain and where possible improve soil quality and minimise the loss of soil to development?	+	Brownfield site. Some loss of soils to development
• Will it prevent unacceptable levels of noise and light pollution?	O	
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car/	-	See comments made under objective 6
• Will it ease congestion on the road/rail network?	?	The location of this site adjacent to the A61, with its existing difficult access, may add to congestion on the A61. Site does lie within 400m of a bus stop on the key bus network
• Will it increase provision of public transport where needed?	O	Existing frequent bus serve to Harrogate is unlikely to be improved by the development of this site.
• Will it improve existing provision of cycleways and footpaths?	-	Unattractive environment for cyclists and pedestrians as it is located adjacent to the busy A61
• Will it make the environment for non car travel more attractive?	-	
• Will it improve rail services and facilities?	O	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	?	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?	O	
• Will it reduce the risk of flooding?	+	Flood Zone 1
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	?	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 site.
• Will it increase prevention, re-use, recovery and recycling of waste?	?	See comments regarding mitigation which relate to all sites.
13. Protect and enhance the historic environment		
• 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	
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
• 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	-	See comments made under objective 6

<i>accessible without use of a car and are accessible by public transport?</i>		
• <i>Will it result in the regeneration of derelict or visually unattractive land?</i>	<input type="radio"/>	
• <i>Will encourage the re-use of existing buildings?</i>	<input type="radio"/>	
• <i>Will it ensure high design quality which supports local distinctiveness?</i>	-	Built development will have a negative impact on local distinctiveness and character.
• <i>Will it promote mixed use development?</i>	<input type="radio"/>	
15. Good quality employment opportunities available to all		
• <i>Will it provide employment opportunities for local people?</i>	<input type="radio"/>	Site not proposed for employment use
• <i>Will it contribute to improving diversity of employment opportunities?</i>	<input type="radio"/>	
• <i>Will it ensure employment opportunities are accessible by public transport?</i>	<input type="radio"/>	
16. Conditions for business success, economic growth and investment		
• <i>Will it support existing businesses?</i>	<input type="radio"/>	Site not proposed for employment use.
• <i>Will it maximise local skills?</i>	<input type="radio"/>	
• <i>Will it encourage investment (including inward investment)?</i>	<input type="radio"/>	
• <i>Will it provide for the needs of business (such as a range of premises, land and infrastructure)?</i>	<input type="radio"/>	
• <i>Will it encourage rural diversification?</i>	<input type="radio"/>	

SA Objective	Site Ref:	R36: Mallorie Park Drive, Ripon. 1.ha site proposed for housing.
	Performance	Commentary
1. Quality housing available to everyone		
• Will it make housing available to people in need?	+	Site size would allow the Council to negotiate 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?	?	
2. Conditions and services to engender good health		
• Will it promote positive health and prevent ill health?	-	Site currently provides open space/recreation facilities that would be reduced/lost if developed for housing.
• Will it encourage healthy lifestyles?		
3. Safety and security for people and property		
• Will it reduce crime and disorder through design measures?	?	See comments regarding mitigation which relates to all sites.
4. Vibrant communities which participate in decision making		
• Will it improve and increase community facilities?	?	The site could provide community facilities if required.
• 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.
5. Culture, leisure and recreation activities available to all		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	-	Development will result in loss of amenity open space
• Will it preserve, promote and enhance culture in the District?	0	
6. Local needs met locally		
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?	-	The site schedule indicates a 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 of transport.
• Will it provide appropriate housing for local needs?	+	See comments made under objective 1.
• Will it support the vibrancy of town and village centres?	0	
7. Education and training opportunities which build on the skills and capacity of the population		
• Will it provide opportunities for training and apprenticeships?	0	
8. Bio-diverse and attractive natural environment		
• Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?	?	Site may contain protected species or habitats and adverse impacts should be avoided.
• Will it increase the quality and quantity of woodland cover?	+	The site is large enough to incorporate an area of natural/semi natural greenspace (including woodland) which will increase wildlife interest, biodiversity and woodland cover
• 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?	-	Development will result in the loss of an area of open space currently protected for recreation which has important amenity value in relation to the setting of the conservation area.
9. Minimal pollution levels		

• Will it clean up contaminated land?	O	
• Will it maintain and where possible improve air quality?	?	
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soil to development?	-	Loss of soils to development.
• Will it prevent unacceptable levels of noise and light pollution?		
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car/	-	See comments made under objective 6.
• Will it ease congestion on the road/rail network?	?	Transport Assessment/Travel Plan required. There is an opportunity to link into proposed cycle routes.
• Will it increase provision of public transport where needed?	?	
• Will it improve existing provision of cycleways and footpaths?	?	
• Will it make the environment for non car travel more attractive?	?	
• Will it improve rail services and facilities?	O	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	?	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 floorspace of 1000m2 to provide 10% of its energy requirements from renewable sources.
• Will it reduce the risk of flooding?	+	Flood Zone 1
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	?	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.
13. Protect and enhance the historic environment		
• Will it enhance features and areas of historical/cultural value?	-	Site's development will harm the open character of this part of Ripon and impact on the setting of the conservation area.
• 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?	-	Site's development will harm the open character of this part of Ripon and impact on the setting of the conservation area.
• Will it preserve and where appropriate enhance features of archaeological importance?	O	
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
• 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 under objective 6
• Will it result in the regeneration of derelict or visually	O	

<i>unattractive land?</i>		
• <i>Will encourage the re-use of existing buildings?</i>	O	
• <i>Will it ensure high design quality which supports local distinctiveness?</i>	?	
• <i>Will it promote mixed use development?</i>	?	
15. Good quality employment opportunities available to all		
• <i>Will it provide employment opportunities for local people?</i>	O	The site is not proposed for employment use
• <i>Will it contribute to improving diversity of employment opportunities?</i>	O	
• <i>Will it ensure employment opportunities are accessible by public transport?</i>	O	
16. Conditions for business success, economic growth and investment		
• <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>	O	The site is not proposed for employment use.
• <i>Will it encourage investment (including inward investment)?</i>	O	
• <i>Will it provide for the needs of business (such as a range of premises, land and infrastructure)?</i>	O	
• <i>Will it encourage rural diversification?</i>	O	

SA Objective	Site Ref: Performance	R37: Tower Garage, Palace Road. 0.1 ha site proposed for housing development. Commentary
1. Quality housing available to everyone		
• 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 Core Strategy policy but not under current policy See comments regarding mitigation which relates to all sites.
• Will it improve energy efficiency in housing?	?	
• Will it increase the use of sustainable building practices?	?	
2. Conditions and services to engender good health		
• Will it promote positive health and prevent ill health?	+	Site is within 1km of both a play area and amenity open space
• Will it encourage healthy lifestyles?		
3. Safety and security for people and property		
• Will it reduce crime and disorder through design measures?	?	See comments regarding mitigation which relates to all sites.
4. Vibrant communities which participate in decision making		
• Will it improve and increase community facilities?	0	
• Will it reduce the potential for social isolation with particular regard to disadvantaged groups?	?	See comments made under objective 1
5. Culture, leisure and recreation activities available to all		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	0	
• Will it preserve, promote and enhance culture in the District?	0	
6. Local needs met locally		
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?	+	The site schedule indicates a positive score for accessibility to jobs, shops and services and therefore residents are considered to be able to access services and commute to work by non car modes of transport.
• Will it provide appropriate housing for local needs?	?	See comments above in objective 1.
• Will it support the vibrancy of town and village centres?	0	
7. Education and training opportunities which build on the skills and capacity of the population		
• Will it provide opportunities for training and apprenticeships?	0	
8. Bio-diverse and attractive natural environment		
• Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?	?	The site may contain protected species or habitats and adverse impacts should be avoided
• 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?	?	
• 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 will result in the removal of a derelict site and therefore improve the environment on this important entrance to the City.
9. Minimal pollution levels		

• Will it clean up contaminated land?	?	Site may be contaminated due to previous use as a garage.
• Will it maintain and where possible improve air quality?	O	
• Will it maintain and where possible improve surface water and groundwater quality?	?	The local public sewer network may not have capacity to accept any additional discharge of surface water, therefore consideration should be given to discharging as appropriate to soakaways, infiltration systems and watercourses. Any surface water discharge to the public sewer network should be restricted to previous/present level.
• Will it maintain and where possible improve soil quality and minimise the loss of soil to development?	+	Brownfield site
• Will it prevent unacceptable levels of noise and light pollution?	?	Site is adjacent to a busy road.
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car/	+	See comments in relation to Objective 6 above.
• Will it ease congestion on the road/rail network?	?	Site is within 400m of a bus stop on the key bus network
• Will it increase provision of public transport where needed?	?	
• Will it improve existing provision of cycleways and footpaths?	?	Development of the site should contribute towards improvements for cyclists and pedestrians.
• Will it make the environment for non car travel more attractive?	?	
• Will it improve rail services and facilities?	O	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	?	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?	O	
• Will it reduce the risk of flooding?	+	Site is within Flood Zone 1.
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	?	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 re use a brownfield site
• Will it increase prevention, re-use, recovery and recycling of waste?	?	See comments regarding mitigation which relate to all sites.
13. Protect and enhance the historic environment		
• Will it enhance features and areas of historical/cultural value?	?	
• 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 development of this site and removal of an eyesore will enhance the setting of the conservation are on this important entrance to the City.
• Will it preserve and where appropriate enhance features of archaeological importance?	O	
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
• Will it promote the development of communities with accessible services, employment, shops and leisure facilities?	+	See comments in relation to objective 6 above.
• Will it prevent inappropriate development in flood plains?	+	See comments under objective 11 above
• 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?	+	Redevelopment of the site will result in the regeneration of a visually unattractive area.
• Will encourage the re-use of existing buildings?	0	
• Will it ensure high design quality which supports local distinctiveness?	+	A high quality design in this location will enhance the setting of the conservation area.
• Will it promote mixed use development?	0	
15. Good quality employment opportunities available to all		
• Will it provide employment opportunities for local people?	-	Residential development will result in the loss of employment land
• Will it contribute to improving diversity of employment opportunities?	-	
• Will it ensure employment opportunities are accessible by public transport?	-	Residential development will result in the loss of an employment site accessible by modes other than the car.
16. Conditions for business success, economic growth and investment		
• Will it support existing businesses?	0	There are no existing businesses on the site
• Will it maximise local skills?	0	
• Will it encourage investment (including inward investment)?	-	
• Will it provide for the needs of business (such as a range of premises, land and infrastructure)?	-	It will reduce the amount of land available for employment use in Ripon
• Will it encourage rural diversification?	0	

SA Objective	Site Ref:	R42 Land off Tower Road. 1.3Ha for residential development.
	Performance	Commentary
1. Quality housing available to everyone		
<ul style="list-style-type: none"> Will it make housing available to people in need? 	+	Site size would enable the Council to negotiate for an element of affordable housing under current policy.
<ul style="list-style-type: none"> Will it improve energy efficiency in housing? 	?	See comments regarding mitigation which relate to all sites
<ul style="list-style-type: none"> Will it increase the use of sustainable building practices? 	?	
2. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it promote positive health and prevent ill health? 	+	Site is within 1km of both a play area and amenity open space. In addition the site is of sufficient size to incorporate new amenity open space or 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"> Will it encourage healthy lifestyles? 	+	
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? 	0	See comments regarding mitigation which relate to all sites
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> Will it improve and increase community facilities? 	?	Opportunity to provide community facility
<ul style="list-style-type: none"> Will it reduce the potential for social isolation with particular regard to disadvantaged groups? 	+	Provision of affordable housing will contribute to creating mixed, well balanced communities, helping to reduce social isolation.
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase availability and accessibility of culture/leisure/recreation activities/venues? 	+	Opportunity for the site to meet the recreational needs of the area, in addition to its own open space requirements.
<ul style="list-style-type: none"> Will it preserve, promote and enhance culture in the District? 	0	
6. Local needs met locally		
<ul style="list-style-type: none"> Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? 	-	The site schedule indicates a negative score for accessibility to jobs shops and services and therefore residents are considered to be able to access services and commute to work by non car modes of transport. However the site is within 400m of a bus stop on the key bus network and improved footpath links possible as part of site development would give this site a positive accessibility score - mitigation
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? 	+	See comments made under objective 1.
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> Will it provide opportunities for training and apprenticeships? 	0	Site not proposed for employment use.
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? 	?	Site's hedgerows and trees may contain protected species or habitats and adverse impacts should be avoided.
<ul style="list-style-type: none"> Will it increase the quality and quantity of woodland cover? 	?	Site contains visually important trees protected by a Tree Preservation Order. Development should ensure their protection and future management. The site is large enough to incorporate a further area of natural/semi natural green space (including woodland) which will increase wildlife interest, biodiversity and woodland cover.
<ul style="list-style-type: none"> Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives? 	+	
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	0	
<ul style="list-style-type: none"> Will it promote and raise awareness of the enjoyment/ benefits 	?	

<i>of the natural environment/biodiversity and promote access to wildlife on appropriate sites?</i>		
<ul style="list-style-type: none"> • <i>Will it contribute to local distinctiveness and countryside character?</i> 	?	This is a site surrounded by existing development and its western and southern boundaries adjoin the conservation area. The site's development could therefore contribute to the setting of the conservation area.
9. Minimal pollution levels		
<ul style="list-style-type: none"> • <i>Will it clean up contaminated land?</i> 	O	
<ul style="list-style-type: none"> • <i>Will it maintain and where possible improve air quality?</i> 	O	
<ul style="list-style-type: none"> • <i>Will it maintain and where possible improve surface water and groundwater quality?</i> 	?	
<ul style="list-style-type: none"> • <i>Will it maintain and where possible improve soil quality and minimise the loss of soil to development?</i> 	-	Greenfield site - Loss of soils to development
<ul style="list-style-type: none"> • <i>Will it prevent unacceptable levels of noise and light pollution?</i> 	?	
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> • <i>Will it increase access to key resources and services by means other than the car?</i> 	-	See comments made under objective 6 above.
<ul style="list-style-type: none"> • <i>Will it ease congestion on the road/rail network?</i> 	?	Transport Assessment and Travel Plan required.
<ul style="list-style-type: none"> • <i>Will it increase provision of public transport where needed?</i> 	?	
<ul style="list-style-type: none"> • <i>Will it improve existing provision of cycleways and footpaths?</i> 	?	
<ul style="list-style-type: none"> • <i>Will it make the environment for non car travel more attractive?</i> 	?	
<ul style="list-style-type: none"> • <i>Will it improve rail services and facilities?</i> 	O	
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> • <i>Will it reduce greenhouse gas emissions?</i> 	-	See comments regarding mitigation which relate to all sites.
<ul style="list-style-type: none"> • <i>Will it increase the amount of energy from non-renewable sources that is generated and consumed?</i> 	?	The Council is proposing to require sites of 10+ residential units or sites with a floor space of 1000m ² + to provide 10% of its energy requirements from renewable resources.
<ul style="list-style-type: none"> • <i>Will it reduce the risk of flooding?</i> 	+	The site is within Flood Zone 1. As the site measures 1 Ha + a Flood Risk assessment should be undertaken.
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
<ul style="list-style-type: none"> • <i>Will it increase efficiency in water, energy and raw material use?</i> 	?	See comments which relate to all sites
<ul style="list-style-type: none"> • <i>Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land?)</i> 	-	Greenfield site but within the Ripon development limit.
<ul style="list-style-type: none"> • <i>Will it increase prevention, re-use, recovery and recycling of waste?</i> 	?	See comments regarding mitigation which relate to all sites
13. Protect and enhance the historic environment		
<ul style="list-style-type: none"> • <i>Will it enhance features and areas of historical/cultural value?</i> 	+	Development of the site has the potential to enhance the setting of the conservation area. However this could also be achieved through the retention of the site as an open space in the urban area.
<ul style="list-style-type: none"> • <i>Will it promote sensitive re-use of historic/culturally important buildings where appropriate?</i> 	O	
<ul style="list-style-type: none"> • <i>Will it conserve the character of historic settlements and conservation areas?</i> 	+	See above re setting of conservation area.
<ul style="list-style-type: none"> • <i>Will it preserve and where appropriate enhance features of archaeological importance?</i> 	O	
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		

• 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?	0	
• Will encourage the re-use of existing buildings?	0	
• Will it ensure high design quality which supports local distinctiveness?	0	
• Will it promote mixed use development?	0	
15. Good quality employment opportunities available to all		
• Will it provide employment opportunities for local people?	0	The site is not proposed for employment use
• Will it contribute to improving diversity of employment opportunities?	0	
• Will it ensure employment opportunities are accessible by public transport?	0	
16. Conditions for business success, economic growth and investment		
• 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	The site is not proposed for employment use.
• 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	R43 : Ostliffes Court, High St Agnesgate, Ripon. 0.2 ha site proposed for housing. Commentary
1. Quality housing available to everyone		
• Will it make housing available to people in need?	?	Site size would enable the Council to negotiate for an element of affordable housing under emerging policy in the Core Strategy.
• 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?	?	
2. Conditions and services to engender good health		
• Will it promote positive health and prevent ill health?	+	Site is within 1km of both a play area and amenity open space.
• Will it encourage healthy lifestyles?		
3. Safety and security for people and property		
• Will it reduce crime and disorder through design measures?	?	See comments regarding mitigation which relate to all sites
4. Vibrant communities which participate in decision making		
• Will it improve and increase community facilities?	?	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?	?	
5. Culture, leisure and recreation activities available to all		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	0	
• Will it preserve, promote and enhance culture in the District?	0	
6. Local needs met locally		
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?	+	The site schedule indicates a positive score for accessibility to jobs, shops and services and therefore residents are considered to be able to access services and commute to work by non car modes of transport.
• Will it provide appropriate housing for local needs?	?	See comments made under objective 1.
• Will it support the vibrancy of town and village centres?	+	Improvement of this site will add to the vibrancy of the city.
7. Education and training opportunities which build on the skills and capacity of the population		
• Will it provide opportunities for training and apprenticeships?	0	
8. Bio-diverse and attractive natural environment		
• Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?	?	Site may contain protected species or habitats and adverse impacts should be avoided.
• 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?	?	
• 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 site within the conservation area has the potential to improve the run down nature of this site and contribute to local distinctiveness in this area to the south of the cathedral.
9. Minimal pollution levels		

• Will it clean up contaminated land?	?	Site may be contaminated due to use as a builder's yard.
• Will it maintain and where possible improve air quality?	?	
• Will it maintain and where possible improve surface water and groundwater quality?	?	A public foul/combined sewer crosses the site and requires protection. Suitable to accept anticipated foul water discharge and surface water run off from the site. However public sewer does not have sufficient spare capacity to accept unrestricted discharge of surface water. On site storage/balancing or some other means of attenuation will be required before discharge to the public sewer network. Waste water treatment will be at Ripon works where there are no capacity issues
• Will it maintain and where possible improve soil quality and minimise the loss of soil to development?	+	Re-development of brownfield land, loss of soils will be minimal
• Will it prevent unacceptable levels of noise and light pollution?	?	
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car/	+	See comments made under objective 6
• Will it ease congestion on the road/rail network?	?	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?	?	Opportunities to link into existing pedestrian network
• Will it make the environment for non car travel more attractive?	0	
• Will it improve rail services and facilities?	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	?	See comments relating to 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 floorspace of 1000m2 to provide 10% of its energy requirements from renewable sources.
• Will it reduce the risk of flooding?	+	No Flood Risk identified.
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	?	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 land
• Will it increase prevention, re-use, recovery and recycling of waste?	?	See comments regarding mitigation which relate to all sites
13. Protect and enhance the historic environment		
• Will it enhance features and areas of historical/cultural value?	+	Development will remove an unattractive site within the conservation area and near to the cathedral, which is also near to Listed Buildings on High St Agnesgate and trees protected by a Tree Preservation Order.
• 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?	+	See above.
• Will it preserve and where appropriate enhance features of archaeological importance?	?	Site is near to a Scheduled Ancient Monument and may include some archaeological interest.
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
• 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

• <i>Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport?</i>	+	See comments made under objective 6
• <i>Will it result in the regeneration of derelict or visually unattractive land?</i>	+	Site is a builder's yard which is semi derelict/under used
• <i>Will encourage the re-use of existing buildings?</i>	-	Demolition of existing outbuildings required.
• <i>Will it ensure high design quality which supports local distinctiveness?</i>	+	The site is within the conservation area and a high quality design will be required in this sensitive location
• <i>Will it promote mixed use development?</i>	0	
15. Good quality employment opportunities available to all		
• <i>Will it provide employment opportunities for local people?</i>	-	Residential land 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>	-	
16. Conditions for business success, economic growth and investment		
• <i>Will it support existing businesses?</i>	-	Loss of employment land would result in existing businesses on site having to relocate. The nature of the businesses means this may be difficult
• <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>	-	Loss of employment land reduces the range of premises available
• <i>Will it encourage rural diversification?</i>	0	

SA Objective	Site Ref: Performance	R44: Ripon Fire Station, Stonebridgeway. 0.2ha site proposed for residential. Commentary
1. Quality housing available to everyone		
• Will it make housing available to people in need?	?	Site size would enable the Council to negotiate for an element of affordable housing under emerging 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?	?	
2. Conditions and services to engender good health		
• Will it promote positive health and prevent ill health?	+	Site is within 400m of a park or amenity open space (0.5ha)
• Will it encourage healthy lifestyles?		
3. Safety and security for people and property		
• Will it reduce crime and disorder through design measures?	?	See comments regarding mitigation which relate to all sites
4. Vibrant communities which participate in decision making		
• Will it improve and increase community facilities?	0	
• 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.
5. Culture, leisure and recreation activities available to all		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	0	
• Will it preserve, promote and enhance culture in the District?	0	
6. Local needs met locally		
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?	-	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 of transport. (It is 15m beyond the accessibility threshold for a bus stop)
• Will it provide appropriate housing for local needs?	?	See comments under objective 1
• Will it support the vibrancy of town and village centres?	0	
7. Education and training opportunities which build on the skills and capacity of the population		
• Will it provide opportunities for training and apprenticeships?	0	
8. Bio-diverse and attractive natural environment		
• Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?	?	Site may contain protected species or habitats and adverse impacts should be avoided.
• 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?	+	Redevelopment of this site on a key route into the city, on the edge of the conservation area, has the potential to improve the street scene and contribute to local distinctiveness.
9. Minimal pollution levels		

• Will it clean up contaminated land?	?	Site may be contaminated due to current use as a Fire Station
• Will it maintain and where possible improve air quality?	?	
• Will it maintain and where possible improve surface water and groundwater quality?	?	Adequate capacity in public foul sewer network to take reasonably anticipated foul water flows from site. Local public sewer network may not have capacity to accept any additional discharge from proposed site. Soakaways, infiltration systems and water courses should be considered. Surface water discharge to public sewer network restricted to previous/present level of discharge.
• Will it maintain and where possible improve soil quality and minimise the loss of soil to development?	+	Brownfield land
• Will it prevent unacceptable levels of noise and light pollution?	+	Relocation of the Fire Station will improve residential amenity and reduce noise disturbance.
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car	-	See comments made under objective 6
• Will it ease congestion on the road/rail network?	?	The development of this site in a location accessible for the city centre should encourage less car use
• Will it increase provision of public transport where needed?	0	The site is already close to the bus station giving access to services to Harrogate, York, Leeds, Northallerton and beyond.
• Will it improve existing provision of cycleways and footpaths?	0	There is already a good pedestrian network and proposed cycle routes adjacent to the site.
• Will it make the environment for non car travel more attractive?	0	
• Will it improve rail services and facilities?		
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	?	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 floorspace of 1000m ² + to provide 10% of its energy requirements from renewable sources
• Will it reduce the risk of flooding?	+	Site includes a small area of land within Flood Risk Zone 2 and/or 3. EA recommend redefining site boundary to exclude flood risk.
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	?	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 land.
• Will it increase prevention, re-use, recovery and recycling of waste?	?	See comments regarding mitigation which relate to all sites.
13. Protect and enhance the historic environment		
• Will it enhance features and areas of historical/cultural value?	+	Redevelopment of the site will enhance the setting of the conservation area.
• 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?	+	Redevelopment of the site will enhance the setting of the conservation area and an important entrance to the city.
• Will it preserve and where appropriate enhance features of archaeological importance?	0	
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
• 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	-	

<i>accessible without use of a car and are accessible by public transport?</i>		See comments made under objective 6.
• <i>Will it result in the regeneration of derelict or visually unattractive land?</i>	+	Redevelopment of the site with buildings more sympathetic to the setting of the conservation area will result in an environmental improvement.
• <i>Will it encourage the re-use of existing buildings?</i>	-	Buildings unlikely to be suitable for conversion
• <i>Will it ensure high design quality which supports local distinctiveness?</i>	?	This will be a requirement due to the site's proximity to the conservation area.
• <i>Will it promote mixed use development?</i>	0	
15. Good quality employment opportunities available to all		
• <i>Will it provide employment opportunities for local people?</i>	0	Site not 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	
16. Conditions for business success, economic growth and investment		
• <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	Site not proposed for employment use.
• <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:	R400: Land at Whitcliffe Grange Farm, Ripon. 45.5ha site proposed for housing/mixed use.
	Performance	Commentary
1. Quality housing available to everyone		
<ul style="list-style-type: none"> Will it make housing available to people in need? 	+	Site size would allow the Council to negotiate for an element of affordable housing under current policy
<ul style="list-style-type: none"> Will it improve energy efficiency in housing? 	?	Site size will be capable of delivering more than 30 affordable homes See comments regarding mitigation relating to all sites
<ul style="list-style-type: none"> Will it increase the use of sustainable building practices? 	?	
2. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it promote positive health and prevent ill health? 	+	Site is within 3km of an outdoor sports facility. In addition the site is of sufficient size to incorporate new amenity open space or 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"> Will it encourage healthy lifestyles? 	+	
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? 	?	See comments regarding mitigation which relates to all sites
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> Will it improve and increase community facilities? 	?	This is a large site with potential for mixed uses incorporating community facilities
<ul style="list-style-type: none"> Will it reduce the potential for social isolation with particular regard to disadvantaged groups? 	+	Provision of affordable housing will contribute to creating mixed, well balanced communities, helping to reduce social isolation.
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase availability and accessibility of culture/leisure/recreation activities/venues? 	+	Opportunity for the site to meet the recreational needs of the area in addition to its own open space requirements.
<ul style="list-style-type: none"> Will it preserve, promote and enhance culture in the District? 	0	
6. Local needs met locally		
<ul style="list-style-type: none"> Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? 	-	The site has a negative score for access to jobs, shops and services. However, the site is large enough to incorporate the provision of many services and facilities on site, including access to public transport - mitigation
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? 	+	See comments made under objective 1.
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> Will it provide opportunities for training and apprenticeships? 	0	Site not proposed for education use.
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? 	?	Site's hedgerows may contain protected species or habitats and adverse impacts should be avoided.
<ul style="list-style-type: none"> Will it increase the quality and quantity of woodland cover? 	+	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"> Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives? 	+	
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	0	
<ul style="list-style-type: none"> Will it promote and raise awareness of the enjoyment/ benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites? 	0	

<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	-	Development of this site would result in the extension of the city into the countryside, thereby harming the countryside character of the area.
9. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land? 	0	
<ul style="list-style-type: none"> Will it maintain and where possible improve air quality? 	?	
<ul style="list-style-type: none"> Will it maintain and where possible improve surface water and groundwater quality? 	?	Adequate capacity in foul sewer network to take reasonably anticipated flows from the site. Connection to public sewer network likely to incur additional costs. Developers need to carry out site inspection. Local public sewer network may not have capacity to accept any additional discharge of surface water from the proposed site. Therefore consideration should firstly be given to discharging to, as appropriate, soakaways, infiltration systems and water courses. Any surface water discharges to the public sewer network must be restricted to the previous/present level of discharge.
<ul style="list-style-type: none"> Will it maintain and where possible improve soil quality and minimise the loss of soil to development? 	-	Loss of soil to development
<ul style="list-style-type: none"> Will it prevent unacceptable levels of noise and light pollution? 	?	
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it increase access to key resources and services by means other than the car 	-	See comments made under objective 6
<ul style="list-style-type: none"> Will it ease congestion on the road/rail network? 	?	
<ul style="list-style-type: none"> Will it increase provision of public transport where needed? 	?	A Transport Assessment as part of a detailed Development Brief or Area Action Plan for this site would be required to assess the transportation impacts of this development. Development of this size would however enable the provision footpath, cycle and public transport facilities and is of a size where services could be provided as part of a mixed use development and initiatives such as car clubs considered.
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	?	
<ul style="list-style-type: none"> Will it make the environment for non car travel more attractive? 	?	
<ul style="list-style-type: none"> Will it improve rail services and facilities? 	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions? 	?	See comments regarding mitigation which relate to all sites
<ul style="list-style-type: none"> 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 floorspace of 1000m ² to provide 10% of its energy requirements from renewable sources.
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	+	No flood risk identified.
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
<ul style="list-style-type: none"> Will it increase efficiency in water, energy and raw material use? 	?	See comments regarding mitigation which relate to all sites.
<ul style="list-style-type: none"> Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land)? 	-	Greenfield site
<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste? 	?	See comments regarding mitigation which relate to all sites.
13. Protect and enhance the historic environment		
<ul style="list-style-type: none"> Will it enhance features and areas of historical/cultural value? 	-	Development may have a detrimental impact on the Grade 1 Historic Park and Garden at Studley Royal. Any proposals for this site will need to ensure that the setting or views out from this important historic landscape will not be adversely affected.
<ul style="list-style-type: none"> Will it promote sensitive re-use of historic/culturally important buildings where appropriate? 	0	
<ul style="list-style-type: none"> Will it conserve the character of historic settlements and conservation areas? 	0	
<ul style="list-style-type: none"> Will it preserve and where appropriate enhance features of 	0	

<i>archaeological importance?</i>		
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
• <i>Will it promote the development of communities with accessible services, employment, shops and leisure facilities?</i>	-	See comments made under objective 6.
• <i>Will it prevent inappropriate development in flood plains?</i>	+	See comments made 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 made under objective 6.
• <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>	-	Built development would have a negative effect on local distinctiveness and character to the detriment of the city and possibly the Grade 1 Historic Park and Garden at Studley Royal.
• <i>Will it promote mixed use development?</i>	?	Mixed use not proposed, but sit size would facilitate this
15. Good quality employment opportunities available to all		
• <i>Will it provide employment opportunities for local people?</i>	0	Employment not proposed. Note comments above regarding potential for mixed 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	
16. Conditions for business success, economic growth and investment		
• <i>Will it support existing businesses?</i>	+	Provision of affordable housing 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:	R1000: Hollin Hall Estate, Ripon. 123.9 + 9.2 ha (133.1Ha) sites proposed for housing/mixed use.
	Performance	Commentary
1. Quality housing available to everyone		
<ul style="list-style-type: none"> Will it make housing available to people in need? 	+	Site size would allow the Council to negotiate for an element of affordable housing under current policy
<ul style="list-style-type: none"> Will it improve energy efficiency in housing? 	?	Site size will be capable of delivering more than 30 affordable homes See comments regarding mitigation relating to all sites
<ul style="list-style-type: none"> Will it increase the use of sustainable building practices? 	?	
2. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it promote positive health and prevent ill health? 	+	Site is within 3km of an outdoor sports facility and within 1km of an amenity open space. In addition the site is of sufficient size to incorporate new amenity open space or play area/other facilities. 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"> Will it encourage healthy lifestyles? 	+	
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? 	?	See comments regarding mitigation which relates to all sites
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> Will it improve and increase community facilities? 	?	This is a large site with potential for mixed uses incorporating community facilities
<ul style="list-style-type: none"> Will it reduce the potential for social isolation with particular regard to disadvantaged groups? 	+	Provision of affordable housing will contribute to creating mixed, well balanced communities, helping to reduce social isolation.
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase availability and accessibility of culture/leisure/recreation activities/venues? 	+	Opportunity for the site to meet the recreational needs of the area in addition to its own open space requirements.
<ul style="list-style-type: none"> Will it preserve, promote and enhance culture in the District? 	0	
6. Local needs met locally		
<ul style="list-style-type: none"> Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? 	-	The site has a negative score for access to jobs, shops and services. However, the site is large enough to incorporate the provision of many services and facilities on site, including access to public transport - mitigation
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? 	+	See comments made under objective 1.
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> Will it provide opportunities for training and apprenticeships? 	0	Site not proposed for education use.
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? 	?	Site's hedgerows may contain protected species or habitats and adverse impacts should be avoided.
<ul style="list-style-type: none"> Will it increase the quality and quantity of woodland cover? 	+	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"> Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives? 	+	
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	0	
<ul style="list-style-type: none"> Will it 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"> Will it contribute to local distinctiveness and countryside character? 	-	Development of this site would result in the extension of the city into the countryside, thereby harming the countryside character of the area.
9. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land? 	O	
<ul style="list-style-type: none"> Will it maintain and where possible improve air quality? 	?	
<ul style="list-style-type: none"> Will it maintain and where possible improve surface water and groundwater quality? 	?	
<ul style="list-style-type: none"> Will it maintain and where possible improve soil quality and minimise the loss of soil to development? 	-	Loss of soil to development
<ul style="list-style-type: none"> Will it prevent unacceptable levels of noise and light pollution? 	?	
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it increase access to key resources and services by means other than the car 	-	See comments made under objective 6
<ul style="list-style-type: none"> Will it ease congestion on the road/rail network? 	?	A Transport Assessment as part of a detailed Development Brief or Area Action Plan for this site would be required to assess the transportation impacts of this development. Development of this size would however enable the provision footpath, cycle and public transport facilities and is of a size where services could be provided as part of a mixed use development and initiatives such as car clubs considered.
<ul style="list-style-type: none"> Will it increase provision of public transport where needed? 	?	
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	?	
<ul style="list-style-type: none"> Will it make the environment for non car travel more attractive? 	?	
<ul style="list-style-type: none"> Will it improve rail services and facilities? 	O	
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions? 	?	See comments regarding mitigation which relate to all sites
<ul style="list-style-type: none"> 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 floorspace of 1000m2 to provide 10% of its energy requirements from renewable sources.
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	+	No flood risk identified.
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
<ul style="list-style-type: none"> Will it increase efficiency in water, energy and raw material use? 	?	See comments regarding mitigation which relate to all sites.
<ul style="list-style-type: none"> Will it make efficient use of land (appropriate density, brownfield in preference to Greenfield, protect good agricultural land? 	-	Greenfield site
<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste? 	?	See comments regarding mitigation which relate to all sites.
13. Protect and enhance the historic environment		
<ul style="list-style-type: none"> Will it enhance features and areas of historical/cultural value? 	-	Development will have a detrimental impact on the setting of Ripon from the south. Important views of Ripon Cathedral and the World Heritage site should not be adversely affected. In addition development would have an adverse impact on the setting and the landscape of Hollin Hall and its gardens.
<ul style="list-style-type: none"> Will it promote sensitive re-use of historic/culturally important buildings where appropriate? 	O	
<ul style="list-style-type: none"> Will it conserve the character of historic settlements and conservation areas? 	-	See above.
<ul style="list-style-type: none"> Will it preserve and where appropriate enhance features of archaeological importance? 	-	Site includes the deserted Medieval village of Aismunderby. Although not Scheduled it is likely that this area is of national importance
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		

• 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?	O	
• Will it ensure high design quality which supports local distinctiveness?	-	Built development would have a negative effect on local distinctiveness and character to the detriment of the setting of the city from the south, the deserted village of Aismunderby and the Hollin Hall Estate.
• Will it promote mixed use development?	+	The site will provide for a mix of uses
15. Good quality employment opportunities available to all		
• Will it provide employment opportunities for local people?	+	Mixed development on this site could provide new employment opportunities
• Will it contribute to improving diversity of employment opportunities?	+	
• Will it ensure employment opportunities are accessible by public transport?	-	See comments made under objective 6.
16. Conditions for business success, economic growth and investment		
• Will it support existing businesses?	+	Provision of an appropriate scale of employment land will encourage investment in the area and support local business expansion.
• Will it maximise local skills?	+	
• Will it encourage investment (including inward investment)?	+	
• Will it provide for the needs of business (such as a range of premises, land and infrastructure)?	+	
• Will it encourage rural diversification?	O	

SA Objective	Site Ref:	R1001 Dallamires. 3.2 Ha for housing
	Performance	Commentary
1. Quality housing available to everyone		
<ul style="list-style-type: none"> Will it make housing available to people in need? 	+	Site size would enable 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"> Will it improve energy efficiency in housing? 	?	
<ul style="list-style-type: none"> Will it increase the use of sustainable building practices? 	?	See comments regarding mitigation which relate to all sites
2. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it promote positive health and prevent ill health? 	+	Site is within 3km of an outdoor sports facility and 1km of a play area and amenity open space. In addition the site is of sufficient size to incorporate new amenity open space or 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"> Will it encourage healthy lifestyles? 	+	
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? 	?	See comments regarding mitigation which relate to all sites
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> Will it improve and increase community facilities? 	?	Potential to incorporate a community facility if required.
<ul style="list-style-type: none"> Will it reduce the potential for social isolation with particular regard to disadvantaged groups? 	+	Provision of affordable housing will contribute to creating mixed, well balanced communities, helping to reduce social isolation.
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase availability and accessibility of culture/leisure/recreation activities/venues? 	+	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements
<ul style="list-style-type: none"> Will it preserve, promote and enhance culture in the District? 	O	
6. Local needs met locally		
<ul style="list-style-type: none"> Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? 	-	The site schedule indicates a negative score for accessibility to jobs, shops and services and therefore residents will be unable to access services and commute to work by non car modes of transport.
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? 	+	See comments under objective 1
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	O	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> Will it provide opportunities for training and apprenticeships? 	O	Site not proposed for education use.
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? 	?	Site's grassland trees and hedgerows may contain protected species or habitats and adverse impacts should be avoided.
<ul style="list-style-type: none"> Will it increase the quality and quantity of woodland cover? 	+	Site provides an opportunity to provide new 'on site' woodland cover and green space.
<ul style="list-style-type: none"> Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives? 	+	Site provides the opportunity to create new on site green space which will increase wildlife interest and biodiversity.
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	O	
<ul style="list-style-type: none"> Will it promote and raise awareness of the enjoyment/ benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites? 	?	

<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	-	Site is on the edge of the built up area and has a distinct countryside feel. Development of this site will result in the extension of the settlement into the countryside harming the countryside character of the area.
9. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land? 	O	
<ul style="list-style-type: none"> Will it maintain and where possible improve air quality? 	O	
<ul style="list-style-type: none"> Will it maintain and where possible improve surface water and groundwater quality? 	?	
<ul style="list-style-type: none"> Will it maintain and where possible improve soil quality and minimise the loss of soil to development? 	-	Loss of soils to development
<ul style="list-style-type: none"> Will it prevent unacceptable levels of noise and light pollution? 	-	This is a noisy site close to the Ripon Bypass.
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it increase access to key resources and services by means other than the car/ 	-	See comments made under objective 6
<ul style="list-style-type: none"> Will it ease congestion on the road/rail network? 	?	Transport Assessment and Travel Plan required.
<ul style="list-style-type: none"> Will it increase provision of public transport where needed? 	?	
<ul style="list-style-type: none"> Will it improve existing provision of cycleways and footpaths? 	?	
<ul style="list-style-type: none"> Will it make the environment for non car travel more attractive? 	?	
<ul style="list-style-type: none"> Will it improve rail services and facilities? 	O	
11. Minimise greenhouse gas emissions and a managed response to climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions? 	?	See comments regarding mitigation which relate to all sites
<ul style="list-style-type: none"> 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 floorspace of 1000m2 to provide 10% of its energy requirements from renewable resources.
<ul style="list-style-type: none"> Will it reduce the risk of flooding? 	+	Flood Zone 1
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
<ul style="list-style-type: none"> Will it increase efficiency in water, energy and raw material use? 	?	See comments regarding mitigation which relate to all sites
<ul style="list-style-type: none"> 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, although a small area is brownfield.
<ul style="list-style-type: none"> Will it increase prevention, re-use, recovery and recycling of waste? 	?	See comments regarding mitigation which relate to all sites
13. Protect and enhance the historic environment		
<ul style="list-style-type: none"> Will it enhance features and areas of historical/cultural value? 	O	
<ul style="list-style-type: none"> Will it promote sensitive re-use of historic/culturally important buildings where appropriate? 	O	
<ul style="list-style-type: none"> Will it conserve the character of historic settlements and conservation areas? 	O	
<ul style="list-style-type: none"> Will it preserve and where appropriate enhance features of archaeological importance? 	O	
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> Will it promote the development of communities with accessible services, employment, shops and leisure facilities? 	-	See comments made under objective 6 above
<ul style="list-style-type: none"> Will it prevent inappropriate development in flood plains? 	+	See comments made under objective 11
<ul style="list-style-type: none"> Will it ensure new developments provide essential services 	-	See comments made under objective 6

<i>accessible without use of a car and are accessible by public transport?</i>		
• <i>Will it result in the regeneration of derelict or visually unattractive land?</i>	O	
• <i>Will encourage the re-use of existing buildings?</i>	O	
• <i>Will it ensure high design quality which supports local distinctiveness?</i>	-	Built development in this location will have a negative impact on local distinctiveness and character.
• <i>Will it promote mixed use development?</i>	O	
15. Good quality employment opportunities available to all		
• <i>Will it provide employment opportunities for local people?</i>	O	Site not proposed for employment use
• <i>Will it contribute to improving diversity of employment opportunities?</i>	O	
• <i>Will it ensure employment opportunities are accessible by public transport?</i>	O	
16. Conditions for business success, economic growth and investment		
• <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>	O	Site not proposed for employment use
• <i>Will it encourage investment (including inward investment)?</i>	O	
• <i>Will it provide for the needs of business (such as a range of premises, land and infrastructure)?</i>	O	
• <i>Will it encourage rural diversification?</i>	O	

SA Objective	Site Ref:	R1002: Land at Bishopton/B6265. 0.9 ha site proposed for housing.
	Performance	Commentary
1. Quality housing available to everyone		
<ul style="list-style-type: none"> Will it make housing available to people in need? 	+	Site size would allow the Council to negotiate for an element of affordable housing under current policy
<ul style="list-style-type: none"> Will it improve energy efficiency in housing? 	?	See comments regarding mitigation which relates to all sites.
<ul style="list-style-type: none"> Will it increase the use of sustainable building practices? 	?	
2. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it promote positive health and prevent ill health? 	+	Site is within 3km of an outdoor sports facility. In addition the site is of sufficient size to incorporate new amenity open space or 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"> Will it encourage healthy lifestyles? 	+	
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? 	?	See comments relating to mitigation which relates to all sites.
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> Will it improve and increase community facilities? 	0	
<ul style="list-style-type: none"> Will it reduce the potential for social isolation with particular regard to disadvantaged groups? 	+	Provision of affordable housing will contribute to creating mixed, well balanced communities, helping to reduce social isolation.
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase availability and accessibility of culture/leisure/recreation activities/venues? 	+	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements
<ul style="list-style-type: none"> Will it preserve, promote and enhance culture in the District? 	0	
6. Local needs met locally		
<ul style="list-style-type: none"> Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? 	+	The site has a positive score for accessibility to jobs, shops and services and therefore residents are considered to be able to access services and commute to work by non car modes of transport.
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? 	+	See comments made under objective 1
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> Will it provide opportunities for training and apprenticeships? 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? 	?	Site's hedgerows may contain protected species or habitats and adverse impacts should be avoided.
<ul style="list-style-type: none"> Will it increase the quality and quantity of woodland cover? 	?	Existing trees and hedgerows should be retained and reinforced.
<ul style="list-style-type: none"> Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives? 	?	
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	0	
<ul style="list-style-type: none"> Will it promote and raise awareness of the enjoyment/ benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites? 	0	
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	-	Development will result in the loss of an attractive open space within the Conservation Area and Special Landscape Area.
9. Minimal pollution levels		

• Will it clean up contaminated land?	O	
• Will it maintain and where possible improve air quality?	?	
• Will it maintain and where possible improve surface water and groundwater quality?	?	The local public sewer network may not have capacity to accept any additional discharge of surface water, therefore consideration should be given to discharging as appropriate to soakaways, infiltration systems and watercourses. Any surface water discharge to the public sewer network should be restricted to previous/present level.
• Will it maintain and where possible improve soil quality and minimise the loss of soil to development?	-	Loss of Greenfield site/agricultural land
• Will it prevent unacceptable levels of noise and light pollution?	O	
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car	-	See comments made under objective 6.
• Will it ease congestion on the road/rail network?	?	Site lies within 400m of a bus stop on the key bus network
• Will it increase provision of public transport where needed?	?	Planning obligations should be investigated for improved non car modes of transport
• Will it improve existing provision of cycleways and footpaths?	?	
• Will it make the environment for non car travel more attractive?	?	
• Will it improve rail services and facilities?	O	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	-	See comments regarding to 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 floorspace of 1000m2 to provide 10% of its energy requirements from renewable resources.
• Will it reduce the risk of flooding?	+	Flood Zone 1
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	?	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)?	-	Loss of Greenfield site
• Will it increase prevention, re-use, recovery and recycling of waste?	?	See comments regarding mitigation which relates to all sites
13. Protect and enhance the historic environment		
• Will it enhance features and areas of historical/cultural value?	-	Site's development will have an adverse impact on the setting of Listed buildings
• 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?	-	Development of this site will harm the character of the Conservation Area and Special Landscape Area.
• Will it preserve and where appropriate enhance features of archaeological importance?	?	Site may be of archaeological interest.
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
• Will it promote the development of communities with accessible services, employment, shops and leisure facilities?	+	See comments made under objective 6 above.
• 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 encourage the re-use of existing buildings?	0	Existing buildings not worthy of retention
• Will it ensure high design quality which supports local distinctiveness?	-	Development in this location will not support local distinctiveness.
• Will it promote mixed use development?	0	
15. Good quality employment opportunities available to all		
• Will it provide employment opportunities for local people?	0	The site is not proposed for employment use
• Will it contribute to improving diversity of employment opportunities?	0	
• Will it ensure employment opportunities are accessible by public transport?	0	
16. Conditions for business success, economic growth and investment		
• 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	The site is not proposed for employment use.
• 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:	R1003 Land to west of A61 Ripon By pass. 1.9Ha for housing.
	Performance	Commentary
1. Quality housing available to everyone		
<ul style="list-style-type: none"> Will it make housing available to people in need? 	+	Site size would enable the Council to negotiate for an element of affordable housing under current policy
<ul style="list-style-type: none"> Will it improve energy efficiency in housing? 	?	See comments regarding mitigation which relates to all sites
<ul style="list-style-type: none"> Will it increase the use of sustainable building practices? 	?	
2. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it promote positive health and prevent ill health? 	+	Site is within 3km of an outdoor sports facility. In addition the site is of sufficient size to incorporate new amenity open space or 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"> Will it encourage healthy lifestyles? 	+	
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? 	O	See comments regarding mitigation which relates to all sites
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> Will it improve and increase community facilities? 	?	Potential to incorporate a community facility if required.
<ul style="list-style-type: none"> Will it reduce the potential for social isolation with particular regard to disadvantaged groups? 	+	Provision of affordable housing will contribute to creating mixed, well balanced communities, helping to reduce social isolation.
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase availability and accessibility of culture/leisure/recreation activities/venues? 	+	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements
<ul style="list-style-type: none"> Will it preserve, promote and enhance culture in the District? 	O	
6. Local needs met locally		
<ul style="list-style-type: none"> Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? 	-	The site schedule indicates a negative score for accessibility to jobs, shops and services and therefore residents are considered to be unable to access services and commute to work by non-car modes. (The negative score is because the site does not lie within 400m of a bus stop on the key network but it is within walking distance of other services/facilities)
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? 	+	See comments made under objective 1
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	?	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> Will it provide opportunities for training and apprenticeships? 	O	Site not proposed for educational use
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? 	+	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"> Will it increase the quality and quantity of woodland cover? 	?	
<ul style="list-style-type: none"> Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives? 	O	
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	O	
<ul style="list-style-type: none"> Will it promote and raise awareness of the enjoyment/ benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites? 	O	
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside 	+	The site is included within the Development Limit for Ripon and is well screened from the by pass, the

<i>character?</i>		adjacent Special Landscape Area and Rotary Way.
9. Minimal pollution levels		
• Will it clean up contaminated land?	O	
• Will it maintain and where possible improve air quality?	O	
• 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?	-	Loss of soil to development
• Will it prevent unacceptable levels of noise and light pollution?	?	The site is adjacent to an Ambulance Station and a Fire Station (although relocation of the Fire Station is proposed – see site R44)
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car	-	See comments made under objective 6
• Will it ease congestion on the road/rail network?	?	Transport Assessment and Travel Plan required. This site is adjacent to the city centre.
• Will it increase provision of public transport where needed?	?	
• Will it improve existing provision of cycleways and footpaths?	?	
• Will it make the environment for non car travel more attractive?	?	
• Will it improve rail services and facilities?	O	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	?	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 floorspace of 1000m2 to provide 10% of its energy requirements from renewable resources.
• Will it reduce the risk of flooding?	-	A significant % of this site is within Flood Zone 3a
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	?	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)?	-	Greenfield site
• Will it increase prevention, re-use, recovery and recycling of waste?	?	See comments regarding mitigation which relate to all sites.
13. Protect and enhance the historic environment		
• 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	
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
• 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>	○	
• <i>Will encourage the re-use of existing buildings?</i>	○	
• <i>Will it ensure high design quality which supports local distinctiveness?</i>	+	Built development would not have an adverse effect on local distinctiveness and character nor impact on the adjacent Special Landscape Area.
• <i>Will it promote mixed use development?</i>	○	
15. Good quality employment opportunities available to all		
• <i>Will it provide employment opportunities for local people?</i>	○	Site not proposed for employment use
• <i>Will it contribute to improving diversity of employment opportunities?</i>	○	
• <i>Will it ensure employment opportunities are accessible by public transport?</i>	○	
16. Conditions for business success, economic growth and investment		
• <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>	○	Site not proposed for employment use
• <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>	○	

SA Objective	Site Ref:	R1004 The Wolseley Centre, Harrison Way, Ripon. 1.0 Ha for housing.
	Performance	Commentary
1. Quality housing available to everyone		
<ul style="list-style-type: none"> Will it make housing available to people in need? 	+	Site size would enable the Council to negotiate for an element of affordable housing under current policy.
<ul style="list-style-type: none"> Will it improve energy efficiency in housing? 	?	See comments regarding mitigation which relate to all sites.
<ul style="list-style-type: none"> Will it increase the use of sustainable building practices? 	?	
2. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it promote positive health and prevent ill health? 	+	Site is within 1km of both a play area and amenity open space and the Leisure Centre on Knaresborough Road. In addition the site is of sufficient size to incorporate new amenity open space or 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"> Will it encourage healthy lifestyles? 	+	
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? 	?	See comments regarding mitigation which relate to all sites.
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> Will it improve and increase community facilities? 	?	Potential to incorporate a community facility if required.
<ul style="list-style-type: none"> Will it reduce the potential for social isolation with particular regard to disadvantaged groups? 	+	Provision of affordable housing will contribute to creating mixed, well balanced communities, helping to reduce social isolation
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase availability and accessibility of culture/leisure/recreation activities/venues? 	+	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements
<ul style="list-style-type: none"> Will it preserve, promote and enhance culture in the District? 	0	
6. Local needs met locally		
<ul style="list-style-type: none"> Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? 	-	The site schedule indicates a negative score for accessibility to jobs, shops and services and therefore residents will be unable to access services and commute to work by non car modes of transport.
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? 	+	See comments made under objective 1
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	?	Residential development in this location could add to the vibrancy of this part of Ripon.
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> Will it provide opportunities for training and apprenticeships? 	0	Site not proposed for education use
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? 	?	Site may contain protected species or habitats and adverse impacts should be avoided.
<ul style="list-style-type: none"> Will it increase the quality and quantity of woodland cover? 	?	
<ul style="list-style-type: none"> Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives? 	0	
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	+	There may be an opportunity to improve the riverside and canal as a result of residential development on this site. In particular footpath links to the city centre.
<ul style="list-style-type: none"> Will it promote and raise awareness of the enjoyment/ benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites? 	0	
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside 	+	Development of this site on a key route into the city, and on the edge of the conservation area, will

<i>character?</i>		result in an environmental improvement and contribute to local distinctiveness.
9. Minimal pollution levels		
• Will it clean up contaminated land?	?	
• Will it maintain and where possible improve air quality?	?	
• Will it maintain and where possible improve surface water and groundwater quality?	?	
• Will it maintain and where possible improve soil quality and minimise the loss of soil to development?	+	Brownfield site
• Will it prevent unacceptable levels of noise and light pollution?	?	
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car	-	See comments made under objective 6
• Will it ease congestion on the road/rail network?	?	Transport Assessment and Travel Plan required.
• Will it increase provision of public transport where needed?	?	
• Will it improve existing provision of cycleways and footpaths?	+	Improvements to footpath links to the city centre could be achieved through the site's development.
• Will it make the environment for non car travel more attractive?	?	Transport Assessment and Travel Plan required.
• Will it improve rail services and facilities?	O	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	?	See comments relating to 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 floorspace of 1000m ² to provide 10% of its energy requirements from renewable sources.
• Will it reduce the risk of flooding?	-	Site lies within Flood Zone 3a
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	?	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 site
• Will it increase prevention, re-use, recovery and recycling of waste?	?	See comments regarding mitigation which relate to all sites.
13. Protect and enhance the historic environment		
• Will it enhance features and areas of historical/cultural value?	+	Development of the site will enhance the setting of the conservation area, the River Skell and the Ripon Canal.
• 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?	+	Development of the site will improve the setting of the conservation area and an important entrance to the city from the by pass.
• Will it preserve and where appropriate enhance features of archaeological importance?	O	
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
• 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>	+	Current buildings are unattractive and redevelopment of the site presents an opportunity to enhance the setting of the conservation area.
• <i>Will it encourage the re-use of existing buildings?</i>	-	Buildings not suitable for conversion to residential use.
• <i>Will it ensure high design quality which supports local distinctiveness?</i>	+	Redevelopment of the site would enable a high quality design which supports local distinctiveness and enhances the setting of the conservation area.
• <i>Will it promote mixed use development?</i>	0	
15. Good quality employment opportunities available to all		
• <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>	-	Loss of employment site with good access to public transport.
16. Conditions for business success, economic growth and investment		
• <i>Will it support existing businesses?</i>	?	Currently in business use but surplus to requirements of current occupier
• <i>Will it maximise local skills?</i>	-	Loss of site/building for employment use will reduce the opportunities to maximise local skills
• <i>Will it encourage investment (including inward investment)?</i>	-	It will reduce the amount of land and premises available for employment use in Ripon
• <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:	R1005: Land off North Road, Ripon. 0.4Ha for residential development.
	Performance	Commentary
1. Quality housing available to everyone		
• Will it make housing available to people in need?	?	Site size would enable the Council to negotiate for an element of affordable housing under emerging policy included within the Core Strategy.
• 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?	?	
2. Conditions and services to engender good health		
• Will it promote positive health and prevent ill health?	+	Site is within 3km of an outdoor sports facility
• Will it encourage healthy lifestyles?		
3. Safety and security for people and property		
• Will it reduce crime and disorder through design measures?	?	See comments regarding mitigation which relate to all sites.
4. Vibrant communities which participate in decision making		
• Will it improve and increase community facilities?	0	
• Will it reduce the potential for social isolation with particular regard to disadvantaged groups?	?	Provision of affordable housing will contribute to creating mixed, balanced communities, helping to reduce social isolation.
5. Culture, leisure and recreation activities available to all		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	0	
• Will it preserve, promote and enhance culture in the District?	0	
6. Local needs met locally		
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?	+	The site has a positive score for access to jobs, shops and services and therefore residents are considered to be able to access services and commute to work by non car modes of transport.
• Will it provide appropriate housing for local needs?	?	See comments made under objective 1
• Will it support the vibrancy of town and village centres?	0	
7. Education and training opportunities which build on the skills and capacity of the population		
• Will it provide opportunities for training and apprenticeships?	0	Site not proposed for educational use.
8. Bio-diverse and attractive natural environment		
• Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?	?	Site's hedgerows may contain protected species or habitats and adverse impacts should be avoided.
• Will it increase the quality and quantity of woodland cover?	?	Site contains visually attractive trees and their loss should be avoided.
• 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's development will result in the loss of an attractive urban open space with views out towards open countryside.
9. Minimal pollution levels		
• Will it clean up contaminated land?	0	

• Will it maintain and where possible improve air quality?	O	
• 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?	-	Loss of soil to development
• Will it prevent unacceptable levels of noise and light pollution?	O	
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car	+	See comments made under objective 6.
• Will it ease congestion on the road/rail network?	?	Planning obligations for improved facilities for non-car modes of transport should be investigated.
• Will it increase provision of public transport where needed?	?	
• Will it improve existing provision of cycleways and footpaths?	?	
• Will it make the environment for non car travel more attractive?	?	
• Will it improve rail services and facilities?	O	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	?	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?	?	The Council is proposing to require sites of 10+ residential units with a floorspace of 1000m2 to provide 10% of its energy requirements from renewable resources.
• Will it reduce the risk of flooding?	?	Requires further investigation.
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	?	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)?	-	Development of a Greenfield site
• Will it increase prevention, re-use, recovery and recycling of waste?	?	See comments regarding mitigation which relates to all sites.
13. Protect and enhance the historic environment		
• Will it enhance features and areas of historical/cultural value?	?	
• 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?	?	Site is within the conservation area
• Will it preserve and where appropriate enhance features of archaeological importance?	O	
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
• 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?	?	Flood risk to be assessed.
• 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?	O	

• Will it ensure high design quality which supports local distinctiveness?	?	
• Will it promote mixed use development?	0	
15. Good quality employment opportunities available to all		
• Will it provide employment opportunities for local people?	0	Site not proposed for employment use
• Will it contribute to improving diversity of employment opportunities?	0	
• Will it ensure employment opportunities are accessible by public transport?	0	
16. Conditions for business success, economic growth and investment		
• 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	Site not proposed for employment use.
• 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:	R1006: Land off Knaresborough Road, Ripon. 0.6Ha for residential development.
	Performance	Commentary
1. Quality housing available to everyone		
<ul style="list-style-type: none"> Will it make housing available to people in need? 	+	Site size would enable the Council to negotiate for an element of affordable housing under current policy
<ul style="list-style-type: none"> Will it improve energy efficiency in housing? 	?	See comments regarding mitigation which relate to all sites
<ul style="list-style-type: none"> Will it increase the use of sustainable building practices? 	?	
2. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it promote positive health and prevent ill health? 	+	Site is within 3km of an outdoor sports facility and 1km of an amenity open space. In addition the site is of sufficient size to incorporate new amenity open space or 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"> Will it encourage healthy lifestyles? 	+	
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? 	?	See comments regarding mitigation which relate to all sites.
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> Will it improve and increase community facilities? 	?	Provision of affordable housing will contribute to creating mixed, balanced communities, helping to reduce social isolation.
<ul style="list-style-type: none"> Will it reduce the potential for social isolation with particular regard to disadvantaged groups? 	?	
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase availability and accessibility of culture/leisure/recreation activities/venues? 	+	Opportunity for site to meet the recreational needs of the area, in addition to its own open space requirements
<ul style="list-style-type: none"> Will it preserve, promote and enhance culture in the District? 	0	
6. Local needs met locally		
<ul style="list-style-type: none"> Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? 	-	The site has a negative score for access to jobs, shops and services and therefore residents are considered to be unable to access services and commute to work by non car modes of transport.
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? 	?	See comments made under objective 1
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> Will it provide opportunities for training and apprenticeships? 	0	Site not proposed for educational use.
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? 	?	Site's hedgerows may contain protected species or habitats and adverse impacts should be avoided.
<ul style="list-style-type: none"> Will it increase the quality and quantity of woodland cover? 	?	Site contains visually attractive trees and their loss should be avoided.
<ul style="list-style-type: none"> Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives? 	?	
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	0	
<ul style="list-style-type: none"> Will it promote and raise awareness of the enjoyment/ benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites? 	0	
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	-	Site's development will result in the loss of an attractive open space on the edge of the built up area.

9. Minimal pollution levels		
• Will it clean up contaminated land?	O	
• Will it maintain and where possible improve air quality?	O	
• 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?	-	Loss of soil to development
• Will it prevent unacceptable levels of noise and light pollution?	O	
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car	-	See comments made under objective 6.
• Will it ease congestion on the road/rail network?	?	Planning obligations for improved facilities for non-car modes of transport should be investigated.
• Will it increase provision of public transport where needed?	?	
• Will it improve existing provision of cycleways and footpaths?	?	
• Will it make the environment for non car travel more attractive?	?	
• Will it improve rail services and facilities?	O	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	?	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?	?	The Council is proposing to require sites of 10+ residential units with a floorspace of 1000m2 to provide 10% of its energy requirements from renewable resources.
• Will it reduce the risk of flooding?	?	Unknown
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	?	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)?	-	Development of a Greenfield site
• Will it increase prevention, re-use, recovery and recycling of waste?	?	See comments regarding mitigation which relates to all sites.
13. Protect and enhance the historic environment		
• Will it enhance features and areas of historical/cultural value?	?	
• 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	
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
• 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?	?	Flood risk to be assessed.
• 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	O	

<i>unattractive land?</i>		
• <i>Will it encourage the re-use of existing buildings?</i>	<input type="radio"/>	
• <i>Will it ensure high design quality which supports local distinctiveness?</i>	-	Built development in this location will have a negative impact on local distinctiveness and character.
• <i>Will it promote mixed use development?</i>	<input type="radio"/>	
15. Good quality employment opportunities available to all		
• <i>Will it provide employment opportunities for local people?</i>	<input type="radio"/>	Site not proposed for employment use
• <i>Will it contribute to improving diversity of employment opportunities?</i>	<input type="radio"/>	
• <i>Will it ensure employment opportunities are accessible by public transport?</i>	<input type="radio"/>	
16. Conditions for business success, economic growth and investment		
• <i>Will it support existing businesses?</i>	<input type="radio"/>	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>	<input type="radio"/>	Site not proposed for employment use.
• <i>Will it encourage investment (including inward investment)?</i>	<input type="radio"/>	
• <i>Will it provide for the needs of business (such as a range of premises, land and infrastructure)?</i>	<input type="radio"/>	
• <i>Will it encourage rural diversification?</i>	<input type="radio"/>	

SA Objective	Site Ref:	R1007: 95 Harrogate Road, Ripon. 0.50 Ha proposed for housing
	Performance	Commentary
1. Quality housing available to everyone		
<ul style="list-style-type: none"> Will it make housing available to people in need? 	+	Site size would allow the Council to negotiate for an element of affordable housing under current policy.
<ul style="list-style-type: none"> Will it improve energy efficiency in housing? 	?	See comments relating to mitigation which relate to all sites
<ul style="list-style-type: none"> Will it increase the use of sustainable building practices? 	?	
2. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it promote positive health and prevent ill health? 	+	Site is within 1km of both a play area and amenity open space.
<ul style="list-style-type: none"> Will it encourage healthy lifestyles? 	+	
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? 	?	See comments regarding mitigation which relate to all sites.
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> Will it improve and increase community facilities? 	?	Provision of affordable housing will contribute to creating mixed, well balanced communities, helping to reduce social isolation.
<ul style="list-style-type: none"> Will it reduce the potential for social isolation with particular regard to disadvantaged groups? 	+	
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase availability and accessibility of culture/leisure/recreation activities/venues? 	0	
<ul style="list-style-type: none"> Will it preserve, promote and enhance culture in the District? 	0	
6. Local needs met locally		
<ul style="list-style-type: none"> Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? 	+	The site schedule indicates a positive score for accessibility to jobs, shops and services and therefore residents are considered to be able to access services and commute to work by non-car modes of transport.
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? 	+	See comments made under objective 1
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> Will it provide opportunities for training and apprenticeships? 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? 	?	Site may contain protected species or habitats and adverse impacts should be avoided.
<ul style="list-style-type: none"> Will it increase the quality and quantity of woodland cover? 	0	Site development provides the opportunity to enhance green space and trees protected by a Tree Preservation Order and will increase wildlife and interest and biodiversity.
<ul style="list-style-type: none"> Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives? 	+	
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	0	
<ul style="list-style-type: none"> Will it promote and raise awareness of the enjoyment/ benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites? 	0	
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	+	Development of this site will enhance an important entrance to Ripon along the A61 and contribute to local distinctiveness.
9. Minimal pollution levels		

• Will it clean up contaminated land?	?	
• Will it maintain and where possible improve air quality?	?	
• Will it maintain and where possible improve surface water and groundwater quality?	?	No information on capacity in foul sewer network. Local public sewer network may not have capacity to accept any additional discharge of surface water from the proposed site. Consider discharging as appropriate to soakaways, infiltration systems and water courses.
• Will it maintain and where possible improve soil quality and minimise the loss of soil to development?	+	This is a brown field site
• Will it prevent unacceptable levels of noise and light pollution?	?	
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car	+	See comments made under objective 6
• Will it ease congestion on the road/rail network?	?	The site is adjacent to the Key Bus Network.
• Will it increase provision of public transport where needed?	?	
• Will it improve existing provision of cycleways and footpaths?	0	There is already a pedestrian network adjacent to the site. A cycle route on Harrogate Road is identified in the Ripon Area Cycle Plan.
• Will it make the environment for non car travel more attractive?	0	
• Will it improve rail services and facilities?	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	?	See comments relating to 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 1000m2+ to provide 10% of its energy requirements from renewable sources.
• Will it reduce the risk of flooding?	+	The site lies in Flood Zone 1 and is therefore at low flood risk.
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	?	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 land
• Will it increase prevention, re-use, recovery and recycling of waste?	?	See comments regarding mitigation which relate to all sites
13. Protect and enhance the historic environment		
• 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	
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
• 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

• <i>Will it result in the regeneration of derelict or visually unattractive land?</i>	+	Development will involve the refurbishment and extension of an attractive house on Harrogate Road which is an important entrance into the city.
• <i>Will encourage the re-use of existing buildings?</i>	+	See above.
• <i>Will it ensure high design quality which supports local distinctiveness?</i>	+	This will be a requirement due to the site's location on an important entrance to the city and the presence of trees covered by a Tree Preservation Order.
• <i>Will it promote mixed use development?</i>	0	
15. Good quality employment opportunities available to all		
• <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	
16. Conditions for business success, economic growth and investment		
• <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: Performance	R1008 : Off, Waterskellgate, Ripon. 0.08 Ha proposed for housing Commentary
1. Quality housing available to everyone		
• 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 Core Strategy policy but not under current policy
• Will it improve energy efficiency in housing?	?	See comments relating to mitigation which relate to all sites
• Will it increase the use of sustainable building practices?	?	
2. Conditions and services to engender good health		
• Will it promote positive health and prevent ill health?	+	Site is within 1km of both a play area and amenity open space.
• Will it encourage healthy lifestyles?	+	
3. Safety and security for people and property		
• Will it reduce crime and disorder through design measures?	?	See comments regarding mitigation which relate to all sites.
4. Vibrant communities which participate in decision making		
• Will it improve and increase community facilities?	0	
• 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
5. Culture, leisure and recreation activities available to all		
• Will it increase availability and accessibility of culture/leisure/recreation activities/venues?	0	
• Will it preserve, promote and enhance culture in the District?	0	
6. Local needs met locally		
• Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance?	+	The site schedule indicates a positive score for accessibility to jobs, shops and services and therefore residents are considered to be able to access services and commute to work by non-car modes of transport.
• Will it provide appropriate housing for local needs?	?	See comments made under objective 1
• Will it support the vibrancy of town and village centres?	0	
7. Education and training opportunities which build on the skills and capacity of the population		
• Will it provide opportunities for training and apprenticeships?	0	
8. Bio-diverse and attractive natural environment		
• Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats?	?	Site may contain protected species or habitats and adverse impacts should be avoided.
• 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?	?	Site development provides the opportunity to enhance green space which will increase wildlife and interest and biodiversity.
• 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 site within the conservation area will improve derelict land and contribute to local distinctiveness.
9. Minimal pollution levels		

• Will it clean up contaminated land?	?	
• Will it maintain and where possible improve air quality?	?	
• Will it maintain and where possible improve surface water and groundwater quality?	?	No information on capacity in foul sewer network. Local public sewer network may not have capacity to accept any additional discharge of surface water from the proposed site. Consider discharging as appropriate to soakaways, infiltration systems and water courses.
• Will it maintain and where possible improve soil quality and minimise the loss of soil to development?	+	This is a brown field site
• Will it prevent unacceptable levels of noise and light pollution?	?	
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car	+	See comments made under objective 6
• Will it ease congestion on the road/rail network?	+	Car free development proposed
• Will it increase provision of public transport where needed?	?	
• Will it improve existing provision of cycleways and footpaths?	O	There is already a good pedestrian network adjacent to the site. The site is within easy access of cycle routes identified in the Ripon Area Cycle Plan.
• Will it make the environment for non car travel more attractive?	+	Car free development proposed.
• Will it improve rail services and facilities?	O	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	?	See comments relating to 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 1000m2+ to provide 10% of its energy requirements from renewable sources.
• Will it reduce the risk of flooding?	+	The site lies in Flood Zone 1 and is therefore at low flood risk.
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	?	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 land
• Will it increase prevention, re-use, recovery and recycling of waste?	?	See comments regarding mitigation which relate to all sites
13. Protect and enhance the historic environment		
• Will it enhance features and areas of historical/cultural value?	+	Development of the site will enhance the conservation area.
• Will it promote sensitive re-use of historic/culturally important buildings where appropriate?	+	The site's development would promote sensitive re use of an attractive building in the conservation area.
• Will it conserve the character of historic settlements and conservation areas?	+	Development of the site will enhance and protect the character of the conservation area.
• Will it preserve and where appropriate enhance features of archaeological importance?	O	
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
• 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?	+	Development will involve refurbishment of former office building and redevelopment of former library in a prominent location within the conservation area.
• Will encourage the re-use of existing buildings?	+	Reuse of attractive building in the conservation area.
• Will it ensure high design quality which supports local distinctiveness?	+	This will be a requirement due to the site's location within the conservation area.
• Will it promote mixed use development?	0	
15. Good quality employment opportunities available to all		
• Will it provide employment opportunities for local people?	-	Loss of employment site accessible by public transport
• Will it contribute to improving diversity of employment opportunities?	-	
• Will it ensure employment opportunities are accessible by public transport?	-	
16. Conditions for business success, economic growth and investment		
• Will it support existing businesses?	0	The offices are vacant.
• 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)?	-	Loss of employment land
• Will it encourage rural diversification?	0	

SA Objective	Site Ref:	R1009 : Black Swan Yard, Ripon. 0.29 Ha proposed for housing
	Performance	Commentary
1. Quality housing available to everyone		
<ul style="list-style-type: none"> Will it make housing available to people in need? 	?	Site size would allow the Council to negotiate for an element of affordable housing under emerging Core Strategy but not under current policy.
<ul style="list-style-type: none"> Will it improve energy efficiency in housing? 	?	See comments relating to mitigation which relate to all sites
<ul style="list-style-type: none"> Will it increase the use of sustainable building practices? 	?	
2. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it promote positive health and prevent ill health? 	+	Site is within 1km of both a play area and amenity open space.
<ul style="list-style-type: none"> Will it encourage healthy lifestyles? 	+	
3. Safety and security for people and property		
<ul style="list-style-type: none"> Will it reduce crime and disorder through design measures? 	?	See comments regarding mitigation which relate to all sites.
4. Vibrant communities which participate in decision making		
<ul style="list-style-type: none"> Will it improve and increase community facilities? 	0	
<ul style="list-style-type: none"> Will it reduce the potential for social isolation with particular regard to disadvantaged groups? 	?	Provision of affordable housing will contribute to creating mixed, well balanced communities, helping to reduce social isolation
5. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase availability and accessibility of culture/leisure/recreation activities/venues? 	0	
<ul style="list-style-type: none"> Will it preserve, promote and enhance culture in the District? 	0	
6. Local needs met locally		
<ul style="list-style-type: none"> Will it ensure that everyone has access to essential services & resources within reasonable non car based travelling distance? 	+	The site schedule indicates a positive score for accessibility to jobs, shops and services and therefore residents are considered to be able to access services and commute to work by non-car modes of transport.
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? 	?	See comments made under objective 1
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	0	
7. Education and training opportunities which build on the skills and capacity of the population		
<ul style="list-style-type: none"> Will it provide opportunities for training and apprenticeships? 	0	
8. Bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for long term management of wildlife habitats? 	?	Site may contain protected species or habitats and adverse impacts should be avoided.
<ul style="list-style-type: none"> Will it increase the quality and quantity of woodland cover? 	0	
<ul style="list-style-type: none"> Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives? 	+	Site development provides the opportunity to enhance green space which will increase wildlife and interest and biodiversity.
<ul style="list-style-type: none"> Will it protect and enhance the region's rivers, estuary and coastal waters to achieve good ecological status? 	0	
<ul style="list-style-type: none"> Will it promote and raise awareness of the enjoyment/ benefits of the natural environment/biodiversity and promote access to wildlife on appropriate sites? 	0	
<ul style="list-style-type: none"> Will it contribute to local distinctiveness and countryside character? 	+	Development of this site within the conservation area will improve derelict and under used land and buildings and contribute to local distinctiveness.
9. Minimal pollution levels		

• Will it clean up contaminated land?	?	
• Will it maintain and where possible improve air quality?	?	
• Will it maintain and where possible improve surface water and groundwater quality?	?	No information on capacity in foul sewer network. Local public sewer network may not have capacity to accept any additional discharge of surface water from the proposed site. Consider discharging as appropriate to soakaways, infiltration systems and water courses.
• Will it maintain and where possible improve soil quality and minimise the loss of soil to development?	+	This is a brown field site
• Will it prevent unacceptable levels of noise and light pollution?	?	
10. A transport network which maximises access whilst minimising detrimental impacts		
• Will it increase access to key resources and services by means other than the car	+	See comments made under objective 6
• Will it ease congestion on the road/rail network?	+	Car free development proposed
• Will it increase provision of public transport where needed?	?	
• Will it improve existing provision of cycleways and footpaths?	?	There is already a pedestrian network adjacent to the site on Westgate, although improvements could be undertaken. A cycle route on Westgate is identified in the Ripon Area Cycle Plan.
• Will it make the environment for non car travel more attractive?	+	Car free development proposed.
• Will it improve rail services and facilities?	0	
11. Minimise greenhouse gas emissions and a managed response to climate change		
• Will it reduce greenhouse gas emissions?	?	See comments relating to 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 1000m2+ to provide 10% of its energy requirements from renewable sources.
• Will it reduce the risk of flooding?	+	The site lies in Flood Zone 1 and is therefore at low flood risk.
12. Prudent and efficient use of energy and natural resource with minimal production of waste		
• Will it increase efficiency in water, energy and raw material use?	?	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 land
• Will it increase prevention, re-use, recovery and recycling of waste?	?	See comments regarding mitigation which relate to all sites
13. Protect and enhance the historic environment		
• Will it enhance features and areas of historical/cultural value?	+	Development of the site will enhance the conservation area.
• Will it promote sensitive re-use of historic/culturally important buildings where appropriate?	?	The site's development could promote the sensitive re use of buildings in the conservation area.
• Will it conserve the character of historic settlements and conservation areas?	+	Development of the site will enhance and protect the character of an historic yard in the conservation area.
• Will it preserve and where appropriate enhance features of archaeological importance?	?	Further investigation may be required.
14. A quality built environment and efficient land use patterns, that make good use of derelict sites, minimise travel and promote balanced development		
• 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

• <i>Will it result in the regeneration of derelict or visually unattractive land?</i>	+	Development will involve the improvement and enhancement of an historic yard within the Ripon conservation area.
• <i>Will encourage the re-use of existing buildings?</i>	+	Potential reuse of attractive building in the conservation area.
• <i>Will it ensure high design quality which supports local distinctiveness?</i>	+	This will be a requirement due to the site's location within the conservation area and adjacent to Listed Buildings.
• <i>Will it promote mixed use development?</i>	0	
15. Good quality employment opportunities available to all		
• <i>Will it provide employment opportunities for local people?</i>	-	Residential development will result in the loss of some former employment land accessible by public transport
• <i>Will it contribute to improving diversity of employment opportunities?</i>	-	
• <i>Will it ensure employment opportunities are accessible by public transport?</i>	-	
16. Conditions for business success, economic growth and investment		
• <i>Will it support existing businesses?</i>	0	There are no existing businesses on the site
• <i>Will it maximise local skills?</i>	0	
• <i>Will it encourage investment (including inward investment)?</i>	-	It will reduce the amount of land available for employment use in Ripon.
• <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	